ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda
September 14, 2023

8:30 AM Call to Order the Regular Meeting of the Agency

A. Approval of Minutes: August 10, 2023
B. Treasurer's Report
C. Payment of Bills
D. Conflict of Interest

Action Items

1. **Camillus Mills Redevelopment Company, Inc. / Camillus Mills Phase II, LLC (3101-21-08A) Modification Meeting**
   Camillus Mills Redevelopment Company, Inc./ Camillus Mills Phase II, LLC is requesting an extension of the end date of their sales and use tax exemption and their Project completion date.

   Agency Action Requested:
   a. A resolution of the Board authorizing an extension of Sales and Use Tax Exemption and Project completion date for Camillus Mills Redevelopment Company, Inc./ Camillus Mills Phase II, LLC.

   Representative: Amanda Fitzgerald, OCIDA Legal Counsel, Barclay Damon LLP

2. **Syracuse Habitat for Humanity Property Disposition.**

   Agency Action Requested:
   a. A resolution of the Board authorizing disposition of property

   Representative: Sarah Bruce, Executive Director, Syracuse Habitat for Humanity.

3. **Destiny USA Real Estate, LLC (3101-14-01B)**
   Destiny USA Real Estate, LLC is requesting OCIDA acknowledge an appropriation of a portion of its Project by the Department of Transportation and execute and deliver an assignment of claim and release in connection therewith.

   Agency Action Requested:
   a. A resolution of the Board acknowledging an appropriation of a portion of a certain Project on behalf of Destiny USA Real Estate, LLC by the Department of Transportation and authorizing the execution and delivery of an assignment of claim and release in connection therewith.

   Representative: Amanda Fitzgerald, OCIDA Legal Counsel, Barclay Damon LLP

4. Engineering Services-Contract Authorization

Agency Action Requested:

a. A resolution of the Board authorizing a contract with Barton and Loguidice in the amount of $ 10,000 for engineering services at Caughdenoy Industrial Business Park.

Representative: Robert Petrovich, Executive Director, OCIDA

5. Micron New York Semiconductor Manufacturing LLC (3101-23-07A)

Agency Action Requested:

a. A resolution of the Board designating OCIDA as lead agency with respect to a coordinated review and determing to issue a Positive Declaration pursuant to the state environmental quality review act.

b. A resolution of the Board finding that the draft Scoping Document is sufficient for public review, opening a thirty-day public comment period during which a public hearing will be held on October 11, 2023.

Representative: Jeff Davis, OCIDA Legal Counsel, Barclay Damon, LLP

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
August 10, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, August 10, 2023, 355 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:31 am with the following:

PRESENT:
Patrick Hogan
Janice Herzog
Susan Stanczyk
Kevin Ryan
Fanny Villarreal
Cydney Johnson

ABSENT:
Elizabeth Dreyfuss

ALSO PRESENT:
Robert M. Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Ozzie Crisalli, QP2 Properties, LLC
Michael Arcuri, QP2 Properties, LLC
Wendy Lougnet, Costello, Cooney & Fearon, PLLC
John Law

APPROVAL OF REGULAR MEETING MINUTES – JULY 20, 2023

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved the regular meeting minutes of July 20, 2023. Fanny Villarreal abstained. Motion was carried.

TREASURER'S REPORT

Alexis Rodriguez gave a brief review of the Treasurer's Report for the month of July 2023.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of July 2023. Motion was carried.

PAYMENT OF BILLS

Alexis Rodriguez gave a brief review of the Payment of Bills Schedule #484.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #484 for $335,136.64. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

QP2 PROPERTIES, LLC (3101-23-03A) SECOND MEETING

Ozzie Crisalli stated the project is 96 market rate apartments on a 15 acre parcel. He stated they will have 3 outparcel buildings totaling 33,200 square feet. He stated that space will be rented to food service tenants, personal service tenants and financial. He stated it is a combination of medical, office and restaurant space.

Patrick Hogan asked if the rents are going to be $1,400. Michael Arcuri stated yes.

Patrick Hogan stated under "other" there is $1,262,000 and asked what that is. Ozzie Crisalli stated it is the construction contingency.

Robert Petrovich stated an affirmation from the applicant should be on record stating whether or not the project can proceed without the benefits being requested. Ozzie Crisalli stated the project will not proceed without the benefits because of the road work that they need to do. He stated their approval was contingent on doing a scope of work at the intersection to mitigate existing traffic problems. He stated the cost of that work is about $980,000. He stated adding that cost to the project puts all financial benchmarks that developers, lenders and investors look at into a range that becomes questionable.

Patrick Hogan stated he has talked to a lot of developers and to borrow money is tough today. Ozzie Crisalli stated and that is not even speaking to the interest rates.

Robert Petrovich asked if the project would not advance but for these benefits. Ozzie Crisalli stated that is correct.

Patrick Hogan stated the rents are market rate and there is a big gap as far as affordable housing in this area and in the whole Central New York area.

Susan Stanczyk asked where the actual location is and is it currently vacant land. Ozzie Crisalli stated it is on the northeast corner of Henry Clay Boulevard and Route 31 and it is vacant land.

Fanny Villarreal asked why there will only be 3 jobs created. Ozzie Crisalli stated the 3 jobs are permanent jobs that his company will employ to work and run the property. He stated there will be well over 200 construction jobs. He stated that does not speak to the number of jobs that are going to be created by the businesses that occupy that 33,000 square feet of commercial space.

Fanny Villarreal asked how many businesses they expect. Ozzie Crisalli stated in excess of 15 businesses.

Nancy Lowery stated a public hearing was held and there were 3 people in attendance, Kevin Meaker from Clay Town Board, Russ Mitchell from Clay Town Planning Board and Mark Teritto who is Commissioner of Town Planning. She stated Mr. Meaker and Mr. Mitchell both supported the project and the benefits being requested.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the QP2 Properties, LLC project. Kevin Ryan abstained. Motion was carried.

Robert Petrovich stated this is sales and use tax and mortgage recording tax. He stated there is no PILOT on this project.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions

from sales and use taxes, real estate transfer taxes and mortgage recording taxes. Kevin Ryan abstained. Motion was carried.

BID AWARD: WHITE PINE COMMERCE PARK DEMOLITION

Robert Petrovich stated that by working with Barton and Loguidice Engineering, the bid for demolition work that needs to be done has been completed. He stated OCIDA staff worked with Onondaga County Purchasing Department to put out a bid for this project, reviewed results with the engineers and the Onondaga County Equity and Inclusion Office of the county for MWBE requirements, we are in a position to make a recommendation to the Board to proceed with a Notice of Intent to award the contract to the low bidder that has been brought forward through that process. He stated the expectation is to immediately provide that Notice of Intent and then work to be on site either just before or just after Labor Day to commence the demolition activities.

Jeff Davis stated from a SEQR standpoint the action of the removal of the homes was studied as part of the Supplemental Generic EIS process that was done when the Board put forth the effort to expand the park and acquire these lands. He stated from a SEQR standpoint the demo of the homes was considered and studied in that process.

Kevin Ryan asked if anyone inquired why Gorick Construction was much lower than the other bidders on the list. Robert Petrovich stated there was a detailed scope included in the bid. He stated when the bids were submitted, the engineering firm reached back out to the contractors to make sure the low bidder understood the scope and to ensure nothing was missing. He stated change orders can happen for many reasons but staff is confident based on vetting and review of the scope and discussions with the contractor that the price they put forward is fulsome in its response to the RFP.

Susan Stanczyk asked if the engineering firm has worked with them in the past. Robert Petrovich stated yes, and other folks that were solicited for references have said they are a quality firm to work with.

Susan Stanczyk asked where they are located. Robert Petrovich stated Binghamton.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the Executive Director to accept a bid and enter into one or more agreement for site clearance services with Gorick Construction for site clearance services at White Pine Commerce Park. Motion was carried.

TRACEY ROAD EQUIPMMENT, INC. / GERALD W. TRACEY PROJECT. (3101-20-03B)

Amanda Fitzgerald stated the Tracey Road Equipment expansion project closed in 2020 and they are here today to request the Board authorize the Executive Director to enter into lender documents in connection with converting their construction financing to permanent financing. She stated they have given counsel the lender documents for review to make sure it has all the required provisions to indemnify the Board and the Agency. She stated everything looks good and she recommends it be passed today.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing execution and delivery of documents for the Tracey Road Equipment, Inc./Gerald W. Tracey project. Motion was carried.

COR INNER HABOR COMPANY, LLC ET AL (3101-20-03B)

Robert Petrovich stated COR has property within the Inner Harbor with 10 parcels in total. He stated two of these parcels are looking to be acquired by the County for the aquarium project. He stated this is a modification and a change of our agreement with COR to release those 2 parcels from the lease/leaseback agreement that we have with them which has come up as a title issue. He stated by doing this it cures that title issue and allows the County to proceed with the acquisition of these 2 parcels for the advancement of the aquarium project. He stated there will be 8 remaining parcels that are in the lease/leaseback agreement and there will be some agreement modifications after that need to occur to codify all of that. He stated there have been discussions with COR and the projects they are anticipating on the property are looking to advance.

Jeff Davis stated it is really just title cleanup. He stated the Agency has a lease/leaseback over the property. He stated the county can't accept the land and acquire it with a lease/leaseback

existing on it so the Agency lease/leaseback encompasses the whole 32 acre area so we are just shortening up the lease/leaseback agreement which will flow through the other agreements in the description as to what is covered so that these two parcels can be carved out.

Janice Herzog asked how big the parcels are. Amanda Fitzgerald stated together they are about 4 acres out of the total of 32.

Patrick Hogan asked if this is connected to the first PILOT agreement with COR. Jeff Davis stated yes.

Upon a motion by Janice Herzog seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing a release of a portion of the Agency leasehold interest and the sale of parcels of property and related actions for the COR Inner Harbor Company, LLC project. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:50 am. Motion was carried.

_____

Nancy Lowery, Secretary

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202
PHONE: 315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET

August 31, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	165,074	2,167,296	1,472,880	694,416
Administrative Expense	45,276	393,357	816,000	(422,643)
Operating/Program Expense	41,729	529,070	656,880	(127,810)
Net Ordinary Income	78,069	1,244,869	-	1,244,869

Current Assets	Current YTD	Prior YTD
Total Cash	6,071,900	4,109,772
Less Pass Through Received	306,566	-
Available Cash	5,765,335	4,109,772
Receivables	269,650	153,141
Total	6,034,984	4,262,913

Receivables	
0-120 days	264,860
> 120 days	4,790
Total	269,650

Onondaga County Industrial Development Agency

Profit and Loss

August 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	3,000.00
2116.2 Application Fees	1,000.00
2116.3 WPCP Agency Fee	148,748.61
Total 2116 Fees	**152,748.61**
2410 Lease Income	2,448.60
Total 500 Operating Revenue	**155,197.21**
501 Non-Operating Revenue	
2401 Interest Income	7,230.68
Total 501 Non-Operating Revenue	**7,230.68**
527 Nat Grid Matching Grant	2,646.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	1,224.50
529 PILOT Income	1,533,034.99
Total 534 Pilot & Pass Thru Revenue	**1,534,259.49**
550 WPCP Pass Thru Revenue	319,170.66
Total Income	**$2,018,504.04**
GROSS PROFIT	**$2,018,504.04**
Expenses	
6400 Operating Expense	
6401 Insurance	1,090.74
6406 Other Professional Services	405.00
6407 Administrative Expense	45,275.64
6408 Meeting Expenses	1,593.88
6409.1 Project Events	180.00
6410 Office Expense	1,054.26
6411 Memberships / Sponsorships	1,000.00
Total 6400 Operating Expense	**50,599.52**
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	3,506.25
6480 Roth Legal	60.00
Total 6450 Barclay Damon	**3,566.25**
Total 6440 Legal Fees	**3,566.25**
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.4 Other Expenses	25.00
6510.7 WPCP Marketing	18,772.13
Total 6510 White Pine Commerce Park	**18,797.13**

Onondaga County Industrial Development Agency

Profit and Loss

August 2023

	TOTAL
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	14,041.85
Total 6530 800 Hiawatha Blvd. West	**14,041.85**
Total 6500 Agency Program Expenses	**32,838.98**
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	1,224.50
Total 6605 Pilot & Pass Thru Expenses	**1,224.50**
Total 6600 Non-Operating Expenses	**1,224.50**
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
6610.6 Barton & Loguidice	12,605.00
Total 6610 WPCP Pass Thru Expenses	**319,170.66**
Total Expenses	**$407,399.91**
NET OPERATING INCOME	**$1,611,104.13**
NET INCOME	**$1,611,104.13**

Onondaga County Industrial Development Agency

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	5,175,390.50
200.2 Cash - M & T Money Maker Savings	905,417.58
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	**6,071,900.26**
Total Bank Accounts	**$6,071,900.26**
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	2,613,024.05
Total 380 Accounts Rec.	**2,613,024.05**
Total Accounts Receivable	**$2,613,024.05**
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-2,925.00
Total 480 Prepaid Expenses	**-2,925.00**
Total Other Current Assets	**$ -2,925.00**
Total Current Assets	**$8,681,999.31**
Fixed Assets	
100 Land	
101 White Pines Commerce Park	2,503,051.37
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	**506,689.15**
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	**67,049.42**
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14

Onondaga County Industrial Development Agency

Balance Sheet

As of August 31, 2023

	TOTAL
Total 101.5 Land Acquisition Costs	**1,163,231.71**
101.6 WPCP Marketing	2,984.34
Total 101 White Pines Commerce Park	**4,312,780.24**
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	**651,505.08**
107 800 Hiawatha	604,840.42
Total 100 Land	**5,569,125.74**
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	**6,018.00**
211 A/D Office Furniture	-4,124.00
213 A/D Buildings	-113,870.00
250 Investment in Real Property	29,508,083.00
Total Fixed Assets	**$34,965,232.74**
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	**$1,641.76**
TOTAL ASSETS	**$43,648,873.81**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	1,119,984.98
Total Accounts Payable	**$1,119,984.98**
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	393,356.74
600.102 Due to BD WPCP	-0.34
600.204 OHB Redev LLC Funds	296,449.15
600.205 Exp Pay Prev Period	9,700.03
600.206 Mileage Reimbursement	0.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	26,088,187.09
600.31 Accrued Interest - OC Note Payable	488,656.00
Total 600.3 Onondaga County Loan	**26,576,843.09**

Onondaga County Industrial Development Agency

Balance Sheet

As of August 31, 2023

	TOTAL
Total 600 Accounts Payable	**27,301,849.01**
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	32,471.00
603 PILOT Pass Thru	1.01
Total 601 PILOT and Pass Thru Payable	**32,472.01**
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	-21.86
631.145 Onondaga	-4.45
631.15 Salina	-0.81
Total 631.1 Towns	**-27.12**
631.3 Schools	
631.325 Jamesville-Dewitt	-143.05
631.356 Syracuse	-114,994.17
Total 631.3 Schools	**-115,137.22**
631.4 Onondaga County	-80,450.12
631.5 City of Syracuse	-65,309.94
Total 631 Due to Other Governments	**-260,924.40**
Total Other Current Liabilities	**$27,073,396.62**
Total Current Liabilities	**$28,193,381.60**
Total Liabilities	**$28,193,381.60**
Equity	
3900 Equity Unreserved	9,753,381.97
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	2,983,442.61
Total Equity	**$15,455,492.21**
TOTAL LIABILITIES AND EQUITY	**$43,648,873.81**

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #485
September 14, 2023

GENERAL EXPENSES

1.	ADVANCE MEDIA NEW YORK* QP2 Properties Public Hearing, Inv#0003021388	$	80.00
2.	NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL** IAMC, Inv#14614	$	1,000.00
3.	SYRACUSE DESIGN GROUP, LLC** Website Design Services, Inv#6135	$	405.00
4.	THE MANUFACTURERS ASSOCIATION** Fall Kickoff Event, Inv#48445	$	180.00
5.	BROWN & BROWN OF NEW YORK*** Policy#5063-0131-00, Inv#13362165	$	37,612.50
6.	THE MANUFACTURERS ASSOCIATION Membership Investment 2023	$	1,102.00
7.	BARCLAY DAMON LLP July 2023 Legal Costs	$	177,777.78
8.	JMT OF NEW YORK, INC. July 2023 Engineering Services	$	128,787.88
9.	FEDEX Inv#8-215-01995	$	8.30
10.	PARK STRATEGIES August-September 2023 Consulting Services	$	5,000.00
	TOTAL	**$**	**351,953.46**

*Ratification of Check dated August 17, 2023
**Ratification of Check dated August 24, 2023
***Ratification of Check dated September 7, 2023

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #485
September 14, 2023

PILOT Payments

1.	CITY OF SYRACUSE*	$	1,791.97
	Syracuse Rail 2nd Quarter PILOT Payment		
2.	ONONDAGA COUNTY*	$	1,152.18
	Syracuse Rail 2nd Quarter PILOT Payment		
3.	TOWN OF ONONDAGA*	$	3.60
	Syracuse Rail 2nd Quarter PILOT Payment		
4.	TOWN OF DEWITT*	$	17.66
	Syracuse Rail 2nd Quarter PILOT Payment		
5.	JAMESVILLE-DEWITT CENTRAL SCHOOL DISTRICT*	$	115.58
	Syracuse Rail 2nd Quarter PILOT Payment		
6.	BALDWINSVILLE CSD	$	1,529,954.00
	Anheuser-Busch PILOT Payment		
	TOTAL	**$**	**1,533,034.99**

*Ratification of Checks dated August 24, 2023

HANCOCK ESTABROOK LLP

STEPHEN G. ETOLL, ESQ.
(315) 565-4576
setoll@hancocklaw.com

September 8, 2023

Via Email

Amanda M. Fitzgerald, Esq.
Barclay Damon LLP
80 State Street
Albany, New York 12207

Re: Construction of Camillus Mills - Phase II (the "Project Facility")

Dear Amanda:

Per our communications and on behalf of my clients, Camillus Mills Phase II, LLC and Camillus Mills Redevelopment Company, Inc., I am writing to request an extension of the completion date for the Project Facility from November 30, 2023 to April 30, 2024 and an extension of the applicable Sales Tax and Use Tax exemption periods for the Project from December 29, 2023 to April 30, 2024. This is necessary as full construction of the Project Facility was delayed for more than eight (8) months while my client pursued corrections to the FEMA mapping along Nine Mile Creek which is adjacent to the Project Facility.

I respectfully request that this matter be added to the Onondaga County Industrial Development Agency's Agenda for consideration at its next Meeting on September 14, 2023.

If you should require anything further in this regard, please do not hesitate to contact me directly. Thank you.

Very truly yours,

HANCOCK ESTABROOK, LLP

Stephen G. Etoll

SGE/jms
Enclosure

{H5238199.1}

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904
066-46-6727

INVOICE	07/18/2023 DATE	23-510AHH FILE NUMBER	CASE NUMBER

Client: Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Item	Total
APPRAISAL FEE FOR SERVICES RENDERED	$ 350.00

Burnet & Route 31 Properties
Clay, NY 13041

Total:	$	350.00

Thank you

APPRAISAL OF

THE PROPERTY LOCATED AT

Burnet & Route 31 Properties

Clay, NY 13041

as of

for

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

by

Bollinger's Appraisal Services

7137 E Genesee St
Fayetteville, NY 13066

Bollinger's Appraisal Services
7137 E Genesee St
Fayetteville, NY 13066
315-637-2904

May 9, 2023

Syracuse Habitat for Humanity
514 W Genesee Street
Syracuse, NY
13204

Property -	Burnet & Route 31 Properties Clay, NY 13041
Borrower -	
File No. -	23-510AHH
Case No. -	

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at Burnet & Route 31 Properties, Clay, NY.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of is :

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Bollinger's Appraisal Services

Christopher N. Bollinger
NY Certification #45000013809

The purpose of this report is to value reusable items from properties that are to be torn down to make way for the Micron project. Items that are deemed to be reusable are windows, interior doors, storm doors, exterior doors and sliding glass doors. This value conclusion assumes that the labor to remove the items from the building is provided by others. It further assumes that each individuale item is in a reusable condition with all fasteners removed. The following is the list of items and values foe each of the 14 buildings.

	Windows	Exterior Doors	Sliding Glass	Interior Doors	Storm Door	Value Estimate
8501 Burnet	15	2		6		$505
8502 Burnet	20	2		6		$605
8623 Burnet	12	2		6		$445
8718 Burnet	10	1		6		$355
8722 Burnet	10	2		6		$405

Total Value Estimate $2,315 (SAY) $2,300

File No. 23-510HH

PHOTOGRAPH ADDENDUM

Borrower or Owner

Property Address Burnet & Route 31 Properties

City Clay County State NY Zip Code 13041

Client Syracuse Habitat for Humanity

8501 Burnet

8502 Burnet

8623 Burnet

File No. 23-510HH

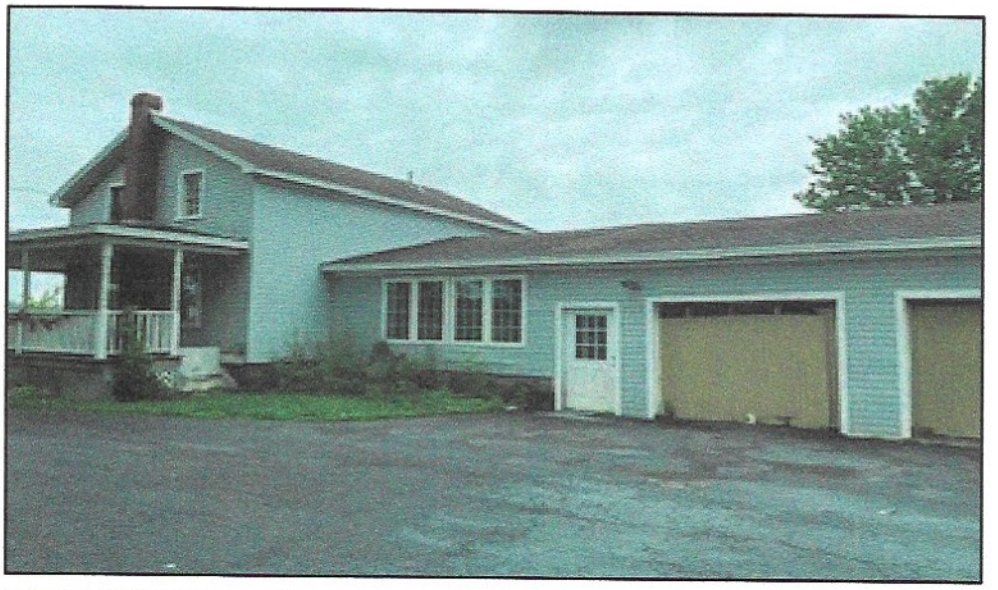
PHOTOGRAPH ADDENDUM

Borrower or Owner

Property Address Burnet & Route 31 Properties

City Clay County State NY Zip Code 13041

Client Syracuse Habitat for Humanity



8718 Burnet

8722 Burnet

STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

LETITIA JAMES
ATTORNEY GENERAL

August 28, 2023

DIVISION OF STATE COUNSEL
REAL PROPERTY BUREAU

Proceeding 15047
P.I.N. 3501.98
I-81 Viaduct Project, Interstate Route 505-3-2.3
Interstate Route 505: City of Syracuse,
Oswego Boulevard (James Street-S.H. 54-3)
F.I.C. 56-11
County of Onondaga
Map 81-3117, Parcel 81-3117A-PE

Deposit Notification

Onondaga County Industrial Development Agency
333 West Washington Street, Suite 130
Syracuse, NY 13202

Dear Sir or Madam:

Pursuant to Section 304 of the Eminent Domain Procedure Law, the State Comptroller has deposited the sum of $30,050.00, plus interest to the date of deposit, in an Eminent Domain account. This sum is the amount of the State's offer for its eminent domain acquisition of the property interest described in the above-captioned acquisition map. All or a portion of the deposited sum may be disbursed following an interested party's proper application for a distribution proceeding pursuant to said statute.

As of the date of the State's acquisition, you had or may have had an interest in the acquired property by reason of being party to lease and leaseback agreements regarding the premises affected by the above-captioned map pursuant to the following:

Memorandum of Lease and Leaseback Agreement between Onondaga County Industrial Development Agency and Destiny USA Real Estate, LLC dated June 1, 2016 and recorded in the County Clerk's office on June 15, 2016 in Liber 5376 at page 774.

If the interest described in the preceding paragraph has lapsed, been satisfied, or otherwise terminated, please disregard this letter. If, however, you or your attorney wish to obtain additional information or to commence a distribution proceeding in the Court of Claims, please contact the Regional Real Estate Office of the New York State Department of Transportation at (315) 448-7315.

Sincerely,

Letitia James
Attorney General

By

Candice M. Panichi
Associate Attorney

ddk
cc: DOT Regional Office 3

825.004.001
9/7/23
KFE/KMK

PROFESSIONAL SERVICES
STATEMENT OF WORK NO. 2023-02
CAUGHDENOY ROAD BUSINESS PARK - SITE DEVELOPMENT ASSISTANCE

Reference is made to the Master Services Agreement for Professional Services **("Agreement"),** dated March 17, 2023, between the Onondaga County Industrial Development Agency (the **"Agency")** and Barton & Loguidice, D.P.C. **(Contractor").** This document is the "Statement of Work" or "SOW" referred to in the Agreement and will be governed by the Agreement. All capitalized terms herein will have the same meaning as specified in the Agreement unless otherwise specified below.
In accordance with the Agreement, the parties hereby agree as follows:

- **BACKGROUND:**
  Agency, under SOW 2023-01, authorized Contractor to prepare two (2) alternative general Site Concept Plans for the "Caughdenoy Road Business Park" to accommodate anticipated supply chain companies in support of Micron. Agency has requested further advancement of site toward "shovel readiness" to be used in support of approvals to be sought from the Town of Clay, Onondaga County Water Authority (OCWA), Onondaga County Department of Water Environment Protection (OCDWEP), and various other regulatory and permitting agencies.

- **PROJECT OBJECTIVES & SCOPE OF SERVICE:**
  Assist Agency with preliminary engineering services necessary for moving the proposed "Caughdenoy Road Business Park" toward "shovel readiness", including planning for the extension of public water and sewer service to the site.

  1. <u>Refinement of Water & Sewer Utility Layouts</u>
     a. OCWA Water
        i. Attend up to two (2) meetings with OCIDA and OCWA representatives to review proposed water infrastructure for extending public water to the Micron facility, including easement and construction access needs.
        ii. Integrate planned OCWA-Micron infrastructure into the Concept Site Plan, generally confined to the northwest corner of the site.

b. OCDWEP Sewer
    i. Attend up to two (2) meetings with OCIDA and OCDWEP representatives to review proposed sanitary pump station/force main infrastructure for extending public sewer service to the Site, including easement, construction access, operation and maintenance needs.
    ii. Obtain CAD base mapping and 50% design drawings from WEP (or EDR, WEP's Consultant) and integrate planned OCWEP infrastructure into the Concept Site Plan, generally confined to the northwest corner of the site. Coordinate site layout with OCWA infrastructure.
c. Modify the two (2) conceptual site layouts as required to accommodate water/sewer infrastructure.

2. Project Meetings and General Technical Support Services
    a. Representatives and subject matter experts from B&L's various Practice Areas (i.e., Water Resources, Environmental, Sustainable Planning & Design, Transportation) will assist Agency with preparation and attendance at project and stakeholder meetings, as requested.
    b. Attendance at the following meetings is anticipated; we will endeavor to limit staff to only those that will add value and insight to the meeting:
        i. Utility agency/consultant coordination meetings;
        ii. Town of Clay coordination meetings;
        iii. Virtual/in-person progress and strategy meetings;
        iv. Deliverables review meetings

- **PROJECT DELIVERABLES:**

Task No.	Deliverables Description
1.a., b., c.	Draft and Final Concept Site Utility Plans

- **PROJECT STAFFING (OPTIONAL):** TBD

NAME	*TITLE*	*ROLE*	*RESPONSIBILITIES*

- **PROJECT MILESTONE DATES (IF APPLICABLE):**

  The detailed milestone dates for completion of the applicable Services is set forth below:

Task	Milestone Description	Completion Date
1.a. and b.	Draft and Final Concept Site Utility Plans	10/13/23

- **ACCEPTANCE:**
  The Deliverables and the Services shall conform to the following standard(s): N/A

- **SERVICE FEE**
  - **Service Fee**
    Time & Expense in accordance with Contractor's 2023 Standard Billing Rate Schedule; "not to exceed" fee without supplemental authorization from Agency. Estimated fee for each Task is summarized below.

Task	Task Description	Estimated Fee
1.	Refinement of Water & Sewer Utility Layouts	$8,500
2.	Project Meetings and General Technical Support Services	$1,500
	Total Fee:	$10,000

  - **Expenses**
    The Service Fees and costs specified herein represent all of the fees and costs associated with the Services under this SOW.

- **ADDITIONAL TERMS AND CONDITIONS:** None

THE PARTIES have duly executed this Statement of Work this _____day of September, 2023.

CONTRACTOR:	**AGENCY:**
BARTON & LOGUIDICE, D.P.C.	**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**
Signature: _____	**Signature:** _____
Print Name: Kenneth M. Knutsen	**Print Name:** _____
Title: Senior Vice President	**Title:** _____
Date: September 7, 2023	**Date:** _____

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Micron New York Semiconductor Manufacturing		
Project Location (describe, and attach a general location map): White Pine Commerce Park, 5171 Route 31, Town of Clay, NY 13041		
Brief Description of Proposed Action (include purpose or need): Micron intends to invest approximately $100 billion over the next 20 years to build a leading-edge semiconductor manufacturing campus in the Town of Clay on the approximately 1,400-acre White Pine Commerce Park. Micron intends to acquire the White Pine Commerce Park from the Onondaga County Industrial Development Agency (OCIDA) and construct a campus for four (4) memory fabrication plants (also known as Fabs) on the site. Each Fab, and their related facilities, would take approximately three to five years to construct. Interior fit-out of each Fab would continue after the building is complete, resulting in continuous site activity over approximately 20 years. It is anticipated that the first two (2) Fabs would be complete within approximately 10 years, and the second two (2) Fabs would be complete approximately 10 years thereafter. Skilled trade labor will be employed throughout the 20-year period. Each Fab would occupy approximately 1.2 million square feet (sf) of land and contain approx. 600,000 sf of cleanroom space, 290,000 sf of cleanroom support space, and 250,000 sf of administrative space. Each set of two fabs would be supported by approx. 470,000 sf of central utility buildings, 200,000 sf of warehouse space, and 200,000 sf of product testing space housed in separate buildings. A childcare center would be provided. The Micron Campus will also consist of ancillary on-site electrical substations, water and wastewater treatment and storage, and industrial gas storage.		
Name of Applicant/Sponsor: Micron New York Semiconductor Manufacturing LLC	Telephone: E-Mail:	
Address: 8000 S. Federal Way		
City/PO: Boise	State: Idaho	Zip Code: 83716
Project Contact (if not same as sponsor; give name and title/role): Anna Eberlin, Senior Assistant General Counsel	Telephone: 208-363-2424 E-Mail: aeberlin@micron.com	
Address: Same as above.		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Onondaga County Industrial Development Agency (OCIDA)	Telephone: (315) 435-3770 E-Mail: RobertPetrovich@ongov.net	
Address: 335 Montgomery Street, 2nd Floor		
City/PO: Syracuse	State: New York	Zip Code: 13202

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) **See EAF Addendum for a preliminary list of Federal, State, and local agencies.**

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Abandonment of Town road (Burnet Road)	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town of Clay Planning Board, Site Plan Town of Cicero Planning Board, Subdivision	TBD
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Town of Clay ZBA, Zoning Variances (potential)	TBD
d. Other local agencies ☑Yes ☐No	Coordination with County water, sewer;	& 239-nn referral to Town of Cicero
e. County agencies ☑Yes ☐No	Onondaga County IDA funding; 239-m review;	& Sale of County property to Micron
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC: Air Permit, T&E, Freshwater Wetland, 401 WQC, SPDES; NYSDOT: HWP	TBD
h. Federal agencies ☑Yes ☐No	USACE: Section 404	TBD

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Erie Canalway National Heritage Corridor Preservation and 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?
The project site is a mix of I-2, RA, and RA-15 zoning districts. The land owner, OCIDA, has submitted a zone change petition to the Town of Clay Town Board to rezone its properties to I-2.

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 Central School District

b. What police or other public protection forces serve the project site?
Onondaga County Sheriff's Department, Town of Cicero Police Department

c. Which fire protection and emergency medical services serve the project site? Town of Cicero Fire Department, Clay Volunteer Fire Dept (VFD), Meyers Corner FD, Brewerton Fire District, North Syracuse FD, Caughdenoy VFD, Emergency Medical-NAVAC & NOVA

d. What parks serve the project site?
Two Town of Clay parks are located within one mile of the project site: Meltzer Park and the Clay Historical Park.

D. Project Details **See EAF Addendum for additional description of the Proposed Project.**

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? ±1,253 acres
b. Total acreage to be physically disturbed? ±595 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1,253 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)
Multiple residential and vacant parcels to be combined into one industrial parcel.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? N/A
iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) Nov month 2024 year
- Anticipated completion date of final phase Dec month 2043 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 is construction of FAB 1 and FAB 2 and associated buildings and on-site and off-site infrastructure. Phase 2 is construction of FAB 3 and FAB 4 and associated buildings and site infrastructure.

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				

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

If Yes,

i. Total number of structures ±35

ii. Dimensions (in feet) of largest proposed structure: ±165' height; ±600' width; and ±2,000' length

iii. Approximate extent of building space to be heated or cooled: ±8-10 million 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: Industrial water supply storage proposed within tanks. No new surface water features other than stormwater.

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

iii. If other than water, identify the type of impounded/contained liquids and their source.
Industrial process chemicals to be contained within on-site storage tanks.

iv. Approximate size of the proposed impoundment. Volume: 4 tanks ea. 5-6 million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: +100-110' height; ±100' ~~length~~ diameter

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
TBD

D.2. Project Operations

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

If Yes:

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

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

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

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

_____

_____

i*v.* 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): Potentially NYSDEC Class C Stream No. 899-10 (Tributaries of Oneida River); NYSDEC Wetlands BRE-11 & BRE-14; and on-site Waters of the United States

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:

Specific impacts will be determined by site plan development; potential impacts could include placement of fill or structures for outfall locations.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No

If Yes, describe: Extent of impacts to waterbodies and wetlands to be determined by additional studies.

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

If Yes:

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

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

To be determined based on final design plans.

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: approx. 48 million 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: Town of Clay UWD / Onondaga County Water Authority (line owned by Metropolitan Water Board)
- 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: _____

Coordination with Onondaga County Water Authority has been initiated to determine extent to extensions/capacity expansions necessary.

- Source(s) of supply for the district: Lake Ontario

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

If, Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 8-20 million 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 and industrial process wastewater. Nature and volume of liquid waste to be generated are to be determined.

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

If Yes:

- Name of wastewater treatment plant to be used: Oak Orchard Wastewater Treatment Plant
- Name of district: Onondaga County Consolidated Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☑ No
- Is the project site in the existing district? ☐ Yes ☑ No
- Is expansion of the district needed? ☑ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a 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: Installation of new wastewater forcemains and pumping stations. Necessary improvements to the existing Oak Orchard Wastewater Treatment Plant to accommodate the project are being evaluated.

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

If Yes:

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

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: Micron will include on-site infrastructure to allow for reuse of industrial process water. Micron plans to explore capture of rainwater for gray water use.

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 ±195 acres (impervious surface)

_____ Square feet or 1,253 acres (parcel size)

ii. Describe types of new point sources. Ditches, pipes, curbs, gutters, detention pond outfalls, etc.

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)?

On-site stormwater management facility and/or offsite discharge to tributaries of Oneida River.

- If to surface waters, identify receiving water bodies or wetlands: Oneida River
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

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

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

If Yes, identify:

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

Delivery and employee vehicles.

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

Potentially power generation.

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

Process emissions.

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: Micron is coordinating with NYSDEC to quantify air emissions in support of a Title V permit.

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:

- TBD Tons/year (short tons) of Carbon Dioxide (CO_2)
- TBD Tons/year (short tons) of Nitrous Oxide (N_2O)
- TBD Tons/year (short tons) of Perfluorocarbons (PFCs)
- TBD Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- TBD Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- TBD 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): TBD

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): Limited methane use on site to power air pollution control equipment to meet air quality standards. Amounts of methane will depend on final design of air pollution control equipment and influent stream composition.

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: Micron is coordinating with NYSDOT on a comprehensive traffic impact study.

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 10 to 30 trucks/peak hour (approx. 2-5% of vehicle trips/hr for 870,000 SF logistics, warehousing, and/or shipping & receiving space)

iii. Parking spaces: Existing 0 Proposed +/-12,000 Net increase/decrease +/-12,000

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: Caughdenoy Road/NYS Route 31 improvements; site driveways on NYS Route 31; signal timing adjustments

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: 7.15 billion kWh/year for Phase 1; 16.17 billion kWh/year for Phase 2

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

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 - 7 PM
- Saturday: 7 AM - 7 PM
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours/day
- Saturday: 24 hours/day
- Sunday: 24 hours/day
- Holidays: 24 hours/day

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:

Noise generated from construction (M-F 7am-7pm) and site operations (24/7) are expected to contribute to sound levels.

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

Describe: Tree removal within the site is proposed. Landscaping at the perimeter of the site is proposed.

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:

Light sources could include pole-mounted and/or building mounted. Luminaries which are dark-sky friendly, high-efficiency LED lights with cut off shields to provide uniform and energy conscious illumination to walkways and parking lots will be implemented to the greatest extent possible.

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

Describe: Tree removal within the site is proposed. Landscaping at the perimeter of the site is proposed.

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 Petroleum, miscellaneous chemicals needed to support manufacturing and research & development.

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

iii. Generally, describe the proposed storage facilities:

Tanks and containers that are compliant with regulations. Secondary containment structures, as warranted.

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):

Limited use of herbicides and pesticides in landscaped areas following an Integrated Pest Management (IPM) plan. IPM may address methods for management of noxious, non-native, and/or invasive species during construction and over the life of the project.

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: Micron is coordinating with NYSDEC to identify potential waste streams.

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

- Construction: TBD tons per _____ (unit of time)
- Operation : Prelim. est. of 45,000 tons per year (unit of time)

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

- Construction: On-site waste minimization and off-site reuse/recycling will be conducted. Materials privately hauled to recycling facility.
- Operation: On-site waste minimization through raw material usage and process optimization. Both on-site and off-site reuse and recycling will be conducted; materials privately hauled to recycling or reuse facility.

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

- Construction: TBD
- Operation: TBD

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

Micron is coordinating with NYSDEC to identify potential hazardous waste impacts.

If Yes:

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

A variety of hazardous materials will be handled, generated and managed in accordance with all applicable regulations. Typical hazardous materials used in advanced semiconductor fabrication include solvents, acids, bases, corrosives, oxidizers, slurries, and other gases and liquids.

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

Manufacturing, laboratory chemicals.

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

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

On-site waste minimization through raw material usage and process optimization. Both on-site and off-site reuse will be conducted. Off-site recycling and energy recovery may occur after privately hauled to recycling or other facility.

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

If Yes: provide name and location of facility: _____

TBD

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:

The site is bounded by highway commercial uses to the south, industrial uses to the west, residential agricultural use to the north, and commercial, residential, and undeveloped lands to the east.

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	5	514	+509
• Forested	485	170	- 315
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	549	119	- 430
• Agricultural (includes active orchards, field, greenhouse etc.)	60	0	- 60
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	300	169	- 131
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaped Areas	0	427	+ 427

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

i. If Yes: explain: Informal snowmobile trails maintained by Snow Owls, Inc. (Trail C7L on NYS Snowmobile Association trail map).

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:

The Cottages at Garden Grove is a nursing home located approximately 200 ft. east of the site at 5460 Meltzer Ct. in Cicero; Grace Evangelical Covenant Church is located at 5300 NY-31 in Clay, and ~200 ft. south of the proposed project site. The church runs a pre-school program.

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): Spill No. 2005446

☐ 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: _____

Not applicable

_____

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? 10-15 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Niagara silt loam, 0 to 4% slopes	41.56 %
Collamer silt loam, 2 to 6% slopes	26.95 %
Hilton loam, 3 to 8 % slopes	5.9 %

d. What is the average depth to the water table on the project site? Average: 4.5 feet

e. Drainage status of project site soils:
☑ Well Drained: 5 % of site
☑ Moderately Well Drained: 42 % of site
☑ Poorly Drained 53 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 98.46 % of site
☑ 10-15%: 0.92 % of site
☑ 15% or greater: 0.62 % of site

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

h. Surface water features. See EAF Mapper report at end of EAF for identification of wetland resources.

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 899-10 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a... 453 acres
- Wetland No. (if regulated by DEC) BRE-14, BRE-11

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:

eastern chipmunk	white-tailed deer	nuthatch
eastern gray squirrel	wood thrush	ruffed grouse
tufted titmouse	racooon	other common birds & small mammals

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened): _____

Sedge Wren, Indiana Bat

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

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? Approx. 1/2 of Project Site (626 +/-ac) soils are rated as prime farmland or farmland of statewide significance.

ii. Source(s) of soil rating(s): USDA Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

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

ii. Name: Updated consultation with NYS SHPO will be conducted.

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

Coordination with NYS SHPO will be conducted.

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: Oneida Lake; several local or County parks; NYS Cicero Swamp Wildlife Management Area

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State or local park

iii. Distance between project and resource: Varies by resource miles.

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

If Yes:

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

ii. Is the activity consistent with development restrictions contained in 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.

G. Verification

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

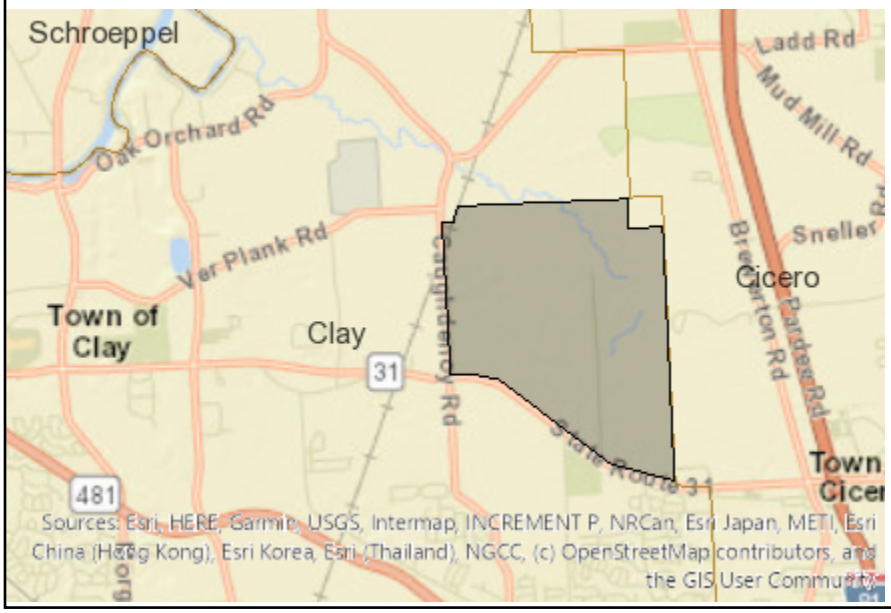
Applicant/Sponsor Name Graham L. Trelstad, AICP on behalf of Micron Date July 12, 2023

Signature _____ Title Senior Vice President, WSP USA, Inc.

PRINT FORM

EAF Mapper Summary Report

Friday, July 7, 2023 11:40 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]	Yes
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 - Stream Name]	899-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):36.2, NYS Wetland (in acres):313.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	BRE-14, BRE-11
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Sedge Wren, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☑
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☑
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☑
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☑
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☑
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☑
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☑
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☑
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☑
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☑

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☑
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☑
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☑
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☑	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☑	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☑	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☑
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☑
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☑	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☐NO ☑YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☑
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☑
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☑
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☑
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☑
vi. 43 tons/year or more of methane	D2h	☐	☑
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☑
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☑
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☑
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☑	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐NO ☑YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☑
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☑
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☑
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ Proposed project will convert approximately 745 acres of forest and grassland.	E1b	☐	☑
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☑
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☑
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☑	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☑	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☑
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☑	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☑
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☑	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☑
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☑
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☑ ☑
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☑ ☑
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☑
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☑
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☑
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☑
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: There are numerous NYS Museum and SHPO identified archaeological sites located within one mile of the project site and/or potential utility improvements.		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☑
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☑
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☑

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☑
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☑
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☑
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☑
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☑
c. The proposed action will degrade existing transit access.	D2j	☐	☑
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☑
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☑
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☑
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☑
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☑
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☑
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☑
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☑
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☑
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☑
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☑
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☑
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☑
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☑
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☑
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☑
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☑
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☑
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☑
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☑
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☑
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☑
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☑
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☑
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

MICRON SEMICONDUCTOR FABRICATION

CLAY, NY
SEQRA EAF ADDENDUM

September 12, 2023

CONTENTS

TABLES

FIGURES

ABBREVIATIONS

ADA ..... Americans with Disabilities Act
CEQ ..... Council on Environmental Quality
CFR ..... Code of Federal Regulations
CLCPA ..... Climate Leadership and Community Protection Act
DEIS ..... Draft Environmental Impact Statement
EIS ..... Environmental Impact Statement
FHWA ..... Federal Highway Administration
GEIS ..... Generic Environmental Impact Statement
GHG ..... Greenhouse Gas
LWRP ..... Local Waterfront Revitalization Program
MSAT ..... Mobile Source Air Toxic
NAAQS ..... National Ambient Air Quality Standards
NEPA ..... National Environmental Policy Act
NOI ..... Notice of Intent
NYSDEC ..... New York State Department of Environmental Conservation
NYSDOT ..... New York State Department of Transportation
OCDOT ..... Onondaga County Department of Transportation
OCDWEP ..... Onondaga County Department of Water Environment Protection
OCIDA ..... Onondaga County Industrial Development Agency
OCWA ..... Onondaga County Water Authority
OPRHP ..... New York State Office of Parks, Recreation and Historic Preservation
SEQRA ..... New York State Environmental Quality Review Act
SGEIS ..... Supplemental Generic Environmental Impact Statement
SHPO ..... State Historic Preservation Office
SMTC ..... Syracuse Metropolitan Transportation Council
SPDES ..... State Pollutant Discharge Elimination System
SWPPP ..... Stormwater Pollution Prevention Plan
TEM ..... NYSDOT's The Environment Manual
USACE ..... United States Army Corps of Engineers
U.S.C. ..... United States Code
USEPA ..... United States Environmental Protection Agency
USFWS ..... United States Fish and Wildlife Service
WPCP ..... White Pine Commerce Park
WWTP ..... Wastewater Treatment Plant

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1 Introduction

Micron New York Semiconductor Manufacturing LLC (Micron), a Delaware limited liability company and wholly owned subsidiary of Micron Technology, Inc., is proposing to construct a semiconductor manufacturing campus (the "Micron Campus") in the Town of Clay, New York, at the White Pine Commerce Park (WPCP), an approximately 1,400-acre industrial park controlled by the Onondaga County Industrial Development Agency (OCIDA). The Micron Campus, together with ancillary development on nearby properties (described below), are referred to collectively as the "Proposed Project".

Micron is seeking federal funding under the "Creating Helpful Incentives to Produce Semiconductors and Science Act of 2022 (the "CHIPS Act") and will require certain federal permits and approvals, including, but not limited to, federal wetlands permits pursuant to Section 404 of the Clean Water Act. Therefore, Micron, as the Project Sponsor, will comply with the requirements of the National Environmental Policy Act (NEPA) of 1969 (42 United States Code (U.S.C.) § 4321 et seq.) and Council on Environmental Quality's (CEQ) NEPA-implementing regulations (40 Code of Federal Regulations (CFR) §§ 1500-1508), as well as the requirements of the New York State Environmental Quality Review Act (SEQRA) (6 NYCRR Part 617) (New York Environmental Conservation Law §§8-0101 et seq).

This document is being provided as an addendum to the SEQRA Environmental Assessment Form (EAF). It provides a description of the Proposed Project, as well as additional information on the purpose and need for the Proposed Project. This document also includes an initial list of agencies likely to either review or permit the Proposed Project.

1.1 PROJECT OVERVIEW

Micron is a world leader in innovative memory solutions that transform how the world uses information. For over 40 years, the company has been instrumental to the world's most significant technology advancements, delivering optimal memory and storage systems for a broad range of applications. Memory is at the leading edge of semiconductor manufacturing and fuels everything from feature-rich 5G smartphones to the AI-enabled cloud. Micron's leadership in both DRAM and NAND technologies provides the market-based confidence to invest up to $100 billion to affirm the company's industry-leading memory innovation and deliver differentiated products to its customers.

Micron's proposed semiconductor manufacturing facility campus in the Town of Clay, Onondaga County, New York will be built-out over an approximate 20-year period, and will consist of the construction of four (4) Memory Fabrication facilities (Fabs). Micron expects that the Fabs will be built in sequence, with construction of each Fab starting as the preceding Fab is being fit-out with

manufacturing equipment and operations begun (the DEIS will analyze an interim analysis year as well as a final year of completion). This process will result in continuous construction activities on the site over the approximate 20-year period, with a significant portion of that construction occurring inside previously-constructed Fab buildings. Micron intends to start construction of the Micron Campus in 2024 with Fabs 1 and 2 complete and operational by 2032. Full build-out of the Micron Campus (completion of Fabs 3 and 4) would be complete in 2043. Each Fab is expected to occupy approximately 1.2 million square feet (sf) of land and contain approximately 600,000 sf of cleanroom[1] space, 290,000 sf of cleanroom[2] support space, and 250,000 sf of administrative space. Each set of two Fabs would be supported by approximately 470,000 sf of central utility buildings[3], 200,000 sf of warehouse space, and 200,000 sf of product testing space[4] housed in separate buildings. The proposed Micron Campus will also include ancillary on-site electrical substations, water and wastewater pre-treatment and storage, and industrial gas storage. The entire Micron Campus, with four (4) Fabs and all ancillary support facilities, driveways, and parking; the jack and bore site; and the Childcare Site (which are described in more detail below) comprise the "Proposed Project."[5] Off-site water, wastewater, electricity, natural gas, and telecommunication utility improvements necessary for the Proposed Project will be identified as "off-site improvements" and will also be analyzed in the EIS (see Section 3 of this document for additional information on these project components).

The Micron Campus is an approximately 1,400-acre assemblage of land located in an area of the Town of Clay bordered by NYS Route 31 to the south, Caughdenoy Road to the west, a series of National Grid overhead power lines to the north (although the site extends approximately 100 feet beyond the power lines), and the Town of Clay/Town of Cicero boundary line to the east. The majority of the Micron Campus is contained within the Town of Clay, Onondaga County, New York and is accessible from I-81 from an interchange with NYS Route 31 (see Figure 1).

[1] **Cleanroom:** This part of the campus is where the thousands of advanced equipment are housed that are used to take raw silicon wafers and build the chips. It is called a cleanroom because there are strict requirements on particles in the air that can impact the functionality of the chips. The chips are built up in layers of metals and insulators, similar to how a building is constructed floor-by-floor.

[2] **Cleanroom support:** This part of the campus includes functions such as workshops to refurbish parts, labs to complete incoming chemical tests, surface analysis of what is on the wafers, and perform cross-sections of the wafer to validate the structure of the chips meets requirements.

[3] **Central utility building:** These buildings house the systems required for delivering the utilities necessary to produce the chips. These utilities include systems such as HVAC, electrical transmission equipment, water purification and recycling, and chemical/specialty gas delivery systems.

[4] **Product testing space:** This space is used to house advanced equipment that takes finished wafers and performs electrical testing that validates the chips function to required specifications before the wafers are shipped out for assembly into products and further testing.

[5] Full development of the four (4) Fab Micron Campus is contingent upon acquisition of all properties within the area identified as the Micron Campus.

FIGURE 1 LOCATION OF PROPOSED MICRON CAMPUS

2 Purpose and Need

2.1 PURPOSE AND NEED

The purpose of the Proposed Project is to further the United States goal to expand domestic memory chip manufacturing capacity and restore U.S. leadership in semiconductor manufacturing as embodied in the "Creating Helpful Incentives to Produce Semiconductors and Science Act of 2022" (the "CHIPS Act"). For Micron, the purpose is to advance its leading-edge position in the development and manufacturing of DRAM memory chips.

The purpose of the CHIPS Act and the need for the Proposed Project is to reduce U.S. reliance on foreign production of both leading edge and older generation microelectronics. Semiconductors were invented in America, and the U.S. semiconductor industry has historically dominated many parts of the international semiconductor supply chain, such as R&D, chip design and manufacturing. Yet the U.S. position within the semiconductor industry has been declining. According to Semiconductor Industry Association, U.S. production of the world's microchips has fallen from 37% in 1990 to 12% in 2020. The need for the Proposed Project is to reduce economic and national security risks by building domestic capacity, to establish a dynamic and collaborative network for semiconductor research and innovation centers, and to improve competitiveness and strengthen regional supply chain industries. Micron provides a unique and essential role in domestic production of leading-edge memory chips that are essential and high-volume components of the semiconductor industry.

Micron's investment in the Proposed Project will also advance the goals of the State of New York and OCIDA to enhance job growth in Central New York by promoting advanced manufacturing in the region. The Proposed Project is anticipated to generate nearly 50,000 jobs in Central New York over more than a 20-year period, including approximately 9,000 high-paying Micron jobs directly generated by the Proposed Project and about 40,000 additional jobs with suppliers, contractors and other businesses supporting the proposed chip manufacturing facility. To this end, Micron and the State of New York have announced a historic $500 million investment in community and workforce development over a more than 20-year period. Micron will further invest $250 million in line with its commitment to the Green CHIPS Community Investment Fund. An additional $250 million is expected to be invested, with $100 million from New York, and $150 million from local, other state and national partners. This fund is intended to expand and train the workforce in the region, including providing support for disadvantaged populations.

2.2 PROJECT BACKGROUND

Central New York as well as other regions of New York State have experienced a reduction in manufacturing jobs over several decades. In 1991, OCIDA and the City of Syracuse Chamber of

Commerce commissioned an Industrial Park Feasibility Study to identify potential candidate sites for locating industrial businesses in Onondaga County (the "County"). The study identified two sites for large scale industrial uses, with the White Pine Commerce Park ("WPCP") ultimately selected as the preferred site for purchase due to its proximity to National Grid's Caughdenoy electric substation, highway access, and Industrial zoning designation. Between 1991 and 1999, the County purchased seven properties to form the original approximately 340-acre WPCP (previously referred to as Clay Business Park).

OCIDA's intent in acquiring the lands, was further justified in 1998 with the advent of the SEMI-NY program (as discussed below), resulted in the accumulation of the original 340-acre footprint of the WPCP. The SEMI-NY program was a New York State initiative initiated in 1998 to attract the semiconductor industry to the state by identifying and advancing "qualified" sites that were consistent with conceptual semiconductor industry profiles. OCIDA's objective was to further the County's economic development agenda by providing a site that met the SEMI-NY criteria and could be presented as a qualified site for a semiconductor manufacturing facility under the SEMI-NY program. To support OCIDA's efforts to obtain the SEMI-NY "qualified" site designation for its site, OCIDA prepared a Generic Environmental Impact Statement (GEIS) to assess potential environmental and socio-economic impacts associated with full build-out of the 300-acres by a yet to be determined semiconductor company. The GEIS, which was prepared pursuant to New York's SEQRA process, was released in April 2002.

From 2017 to the present, OCIDA has made significant investments to advance and market the WPCP, with the semiconductor industry targeted as the site's highest and best use. In the ensuing years following the initial creation and focused marketing of the WPCP, the semiconductor industry, for several commercial reasons, has transitioned toward the construction and use of a Fab complex, which typically consists of two to four Fabs operating at a single site; a trend introduced in Asia and Europe and now replicated in the US. The semiconductor industry of today focuses on economies of scale, the need to build fewer, larger Fabs, and the managerial and economic benefits regarding workforce and reducing operational downtimes during expansions. This has resulted in the need for 1000-acre sites.

As a result, over the past six years, OCIDA decided to purchase adjacent land to enlarge the WPCP to accommodate this new vision. The WPCP is now over 1,400 contiguous acres. This size makes it considerably larger than most available sites in New York. Considering other critical additional project needs beyond sheer size (e.g., proximity to a sufficient supply of electricity and water, wastewater treatment, and natural gas) further diminishes the number of available sites that can accommodate modern semiconductor manufacturing. Overlaying the acreage and infrastructure needs with access to multi-modal transportation and labor needs is often a point of failure for most other sites, which might otherwise meet the acreage need. Accordingly, sites that substantially meet Micron's site selection criteria are not commonly available, which further supports Micron's selection of the WPCP as the location for the proposed Micron Campus.

OCIDA utilized the development of a GEIS (2012) and the follow up Supplemental Generic Environmental Impact Statement (SGEIS), completed in 2021, to evaluate potential locations throughout Onondaga County for development of a site suitable to attract semi-conductor manufacturing. OCIDA, in 2012 and again in 2021, selected the WPCP as its preferred site to attract private industrial and commercial development because of its size, potential for industrial zoning, access to transportation, proximity of utilities, as well as a history of Town of Clay efforts to facilitate industrial development at the property.

The 2012 GEIS considered the following potential sites in addition to WPCP:

- Radisson Corporate Park – 950 acres in the Town of Lysander;
- Hancock Air Park – 200 acres adjacent to the Syracuse Hancock Airport;
- Collamer Crossings Business Park – 200 acres in the Town of Dewitt located near NYS Route 298, I-90, I-481; and
- Syracuse Research Park – 99-acre site adjacent to Syracuse University.

OCIDA deemed the Radisson Corporate Park as an unviable choice because it lacked sufficient room and it did not offer the location specific advantages such as the proximity to Interstates 81 and 481 that the WPCP did. Neither the Hancock Air Park nor the Collamer Crossing Business Park were deemed viable options because the available lots were small and could not accommodate large industrial uses. The Syracuse Research Park was available for light industrial use, but OCIDA concluded that it could not easily accommodate large-scale industrial uses.

The 2012 GEIS evaluated three (3) different site layouts for the WPCP: 1) a layout that provided 1 million sf of development while avoiding all State-mapped wetlands; 2) a layout that provided 1.5 million sf of development that balanced approximately 4.2 acres of wetland impacts against the additional benefits from the larger size of development; and 3) a layout that provided over 2 million sf balanced against additional impacts to wetlands. OCIDA identified the third alternative as the "preferred alternative" in the 2012 GEIS based on the overall economic returns versus the degree of environmental impacts. The GEIS also included a 2012 engineering report evaluating three (3) options for extending sanitary sewer service to the WPCP: 1) use of Verplank Road north of NYS Route 31; 2) use of the NYS Route 31 right-of-way; and 3) use of the Metropolitan Water Board (now OCWA) right-of-way south of NYS Route 31. The 2012 engineering report built from a 2003 feasibility study, the *Semi-NY Sewer Route Feasibility Study*, which evaluated five sanitary sewer line routing options. OCIDA selected the third option for extension of sanitary sewer service to the WPCP as the preferred alternative.

The 2021 SGEIS revisited the question of whether the WPCP was the preferred alternative to attract industrial and commercial development to Onondaga County, and compared it to the same

alternative candidate sites that the 2012 GEIS assessed, again concluding that "[n]one of the previously considered alternative locations would be able to accommodate the large-scale industrial use that the [White Pine Commerce] Park is promoting due to size limitations and proximity to services and necessary infrastructure."

The 2021 SGEIS concluded that significant expansion of the WPCP was feasible and more likely to attract leading edge manufacturing, such as semiconductor manufacturing. The alternative locations considered in the 2021 SGEIS were rejected as much too small to accommodate semiconductor manufacturing. The 2021 SGEIS assessed the additional potential significant adverse impacts from a larger facility and an increase in size of the development parcel to approximately 1,250 acres (later expanded to the current approximately 1,400 acres). OCIDA indicated in the SEQRA Findings Statement that "consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable."

On August 9, 2022, President Biden signed into law the CHIPS Act making over $50 billion available "to strengthen American manufacturing, supply chains, and national security, and invest in research and development, science and technology, and the workforce of the future to keep the United States the leader in the industries of tomorrow, including nanotechnology, clean energy, quantum computing, and artificial intelligence."[6]

On August 11, 2022, New York State Governor Kathy Hochul signed into law the Green CHIPS Act, which provides up to $10 billion in economic incentives for environmentally friendly semiconductor manufacturing and supply chain projects (Ch. 494, L. 2022). The Green CHIPS legislation was passed to align with the provisions of the Federal CHIPS Act for the purpose of attracting domestic semiconductor manufacturing and related activities to New York State.

On October 4, 2022, Micron announced plans to invest up to $100 billion over the next 20-plus years to develop a new leading edge semiconductor manufacturing facility at what is now known as the WPCP in Clay, New York, with a first-tier investment of $20 billion planned by the end of this decade. Micron intends to apply for funding from both the CHIPS Act and the Green CHIPS Act to assist in the financing of the Proposed Project. Micron and Empire State Development (ESD), the umbrella organization of New York State's two principal economic development public-benefit corporations, established a framework, known as the Community Investment Framework, outlining the shared investments to be made by Micron and the State of New York. This framework

[6] FACT SHEET: CHIPS and Science Act will Lower Costs, Create Jobs, Strengthen Supply Chains, and Counter China, August 9, 2022, The White House. https://www.whitehouse.gov/briefing-room/statements-releases/2022/08/09/fact-sheet-chips-and-science-act-will-lower-costs-create-jobs-strengthen-supply-chains-and-counter-china/

will allow for the strengthening the existing regional workforce and to create new growth and expansion of the workforce overall.

Micron's Proposed Project is the long-anticipated fulfillment of OCIDA's original goal to attract a state-of-the art manufacturing facility to generate high-paying employment opportunities in Onondaga County. Micron's investment also furthers recent United States and New York State policies and programs to incentivize domestic semiconductor manufacturing.

3 Description of the Proposed Project

Micron intends to build a semiconductor manufacturing facility campus (the "Micron Campus") at the expanded White Pine Commerce Park, which will be built-out over an approximately 20-year period with four Fabs. It is expected that Fabs will be continuously fit-out and construction on the next Fab will be in sequence as the prior Fab finishes fit-out. The EIS will analyze an interim analysis year of 2031 with the first two Fabs open with construction ongoing as well as a final analysis year for the total project with all four Fabs in operation in 2043).

The Micron Campus would comprise approximately 1,400 acres, consisting of the enlarged White Pine Commerce Park parcel studied in the 2021 SGEIS along with additional contiguous acreage acquired or to be acquired by OCIDA. Each Fab is expected to cover approximately 1.2 million sf of land and contain approximately 600,000 sf of cleanroom space, 290,000 sf of cleanroom support space, and 250,000 sf of administrative space. Each set of two Fabs will be supported by approximately 470,000 sf of central utility buildings, 200,000 sf of warehouse space, and 200,000 sf of product testing space housed in separate buildings. The Micron Campus will also have ancillary on-site electrical substations, water and wastewater treatment and storage, and industrial gas storage. See Figure 2 for a preliminary site plan of the proposed Micron Campus.[7]

Two (2) additional properties will be developed with uses ancillary to the Micron Campus (see Figure 3):

- An approximately 30.2-acre parcel on the north side of Caughdenoy Road (Town of Clay tax parcel 042.-01-13.0, 9100 Caughdenoy Road) (the "Childcare Site") on which Micron will construct an employee health care center and childcare center.
- An approximately 1-acre parcel on the northwest side of the White Pine Commerce Park (048.-01-02.1) ("jack and bore site") which will be used for utility line conveyance.

The Micron Campus, with four (4) Fabs and all ancillary support facilities, driveways, and parking; the jack and bore site; and the Childcare Site comprise the "Proposed Project."

[7] Modifications to the preliminary site plan may, ultimately, reduce the footprint of the areas shown for "electrical easement." Micron is working with National Grid to refine plans for proposed electrical interconnections.

FIGURE 2 PROPOSED SITE PLAN FOR MICRON CAMPUS

Off-site energy (natural gas and electricity), telecommunications, water, wastewater utility, and rail spur improvements will also be required and will be identified as "off-site improvements" necessary for the Proposed Project and analyzed in the environmental review, as well as in a separate regulatory process before the New York Public Service Commission with regard to the electric transmission lines needed for the Proposed Project (see Figure 3). The following off-site improvements have been identified:

Energy

- Extension of a 16-inch diameter natural gas line from National Grid's Gas Regulator Station (GRS) 147 at 4459 NYS Route 31 to the Micron Campus (approximately 3.15 miles) and construction of GRS 147A at the same address as the existing GRS;
- Construction of four (4) underground electrical transmission duct bank connections from the existing National Grid sub-station west of Caughdenoy Road.

Telecommunications

- Extension of existing fiber-optic lines located along NYS Route 31 to the Micron Campus and from the existing fiber-optic lines located along Caughdenoy Road.

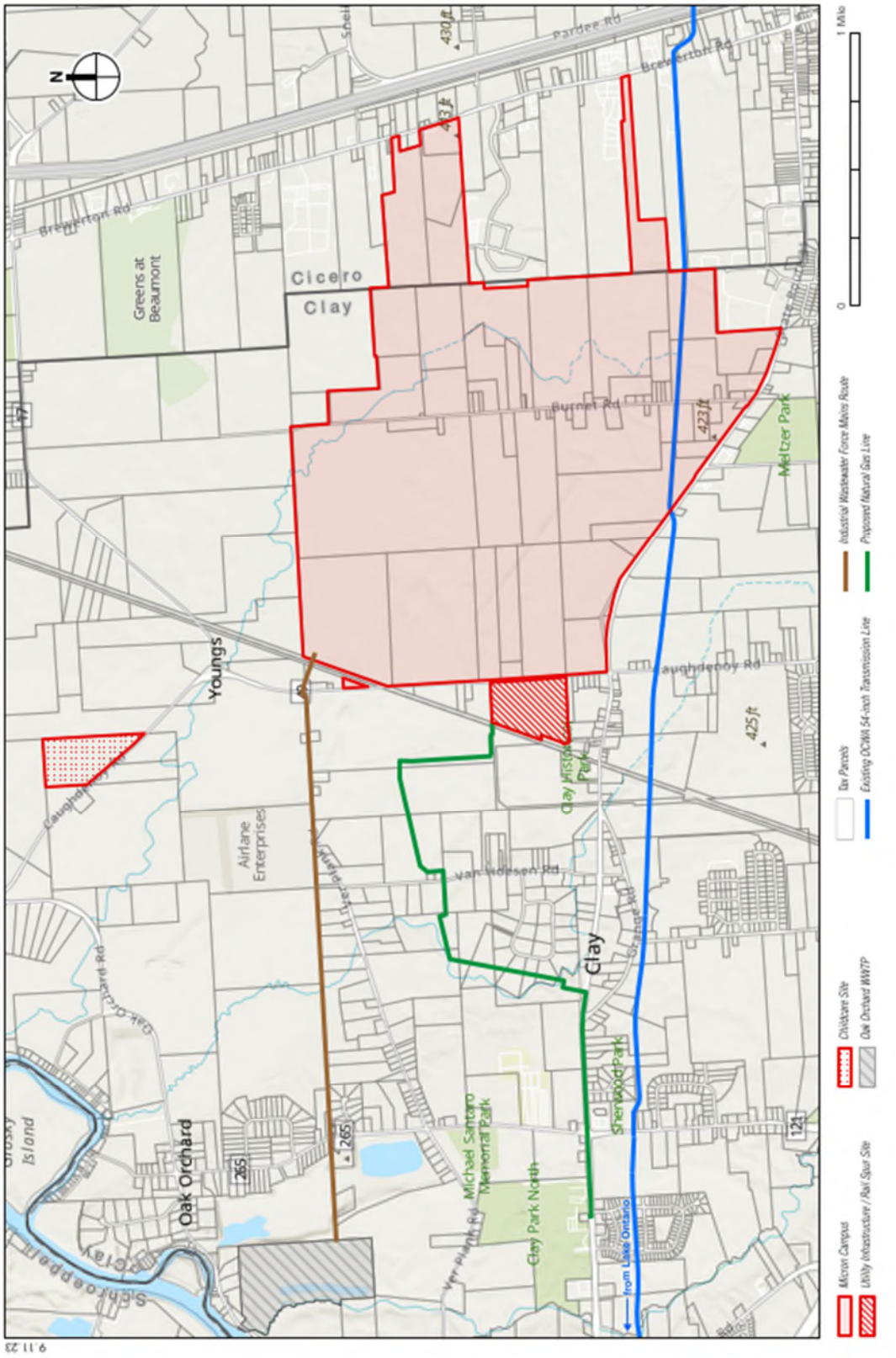
Water Supply

Onondaga County Water Authority (OCWA) has capacity within its water supply system to service Micron's initial water demand for construction and operations of Fab 1 (approximately 11.5 million gallons per day (MGD)). A new Clear Water Pumping Station at OCWA's Lake Ontario Water Treatment Plant (LOWTP) would be required. This new Clear Water Pumping Station will be designed to accommodate anticipated water demand for Micron's Fab 2 to Fab 4. Potable water for initial construction would be provided to the Micron Campus through existing water mains located in Caughdenoy Road and Burnet Road. Potable water for Fab 1 operations would be provided to the Micron Campus through construction of a new connection from OCWA's existing Eastern Branch Transmission Main south of NYS Route 31 via a new service connection within a 99-foot-wide easement within the Micron Campus along Caughdenoy Road.

To serve the anticipated future total demand of approximately 48 MGD, OCWA would have to make the following water supply infrastructure improvements:

- Construction of a new Raw Water Tunnel and Raw Water Pumping Station at OCWA's existing Burt Point property on Lake Ontario (City of Oswego);
- Construction of a new Raw Water Transmission Main from Burt Point to OCWA's Lake Ontario Water Treatment Plant (LOWTP) using an easement that OCWA obtained for such purposes in the 1990s;
- Modification to the LOWTP with addition of two (2) new filters, one (1) contact basin, and one (1) new clearwell as well as additional chemical storage space and residual handling facilities;

FIGURE 3 MICRON CAMPUS AND OFF-SITE IMPROVEMENTS



- Expansion of OCWA's Clear Water Transmission Main from LOWTP to OCWA's Terminal Campus with one (1) additional 54-inch diameter line parallel to the existing 54-inch diameter line;
- Construction of one (1) 15 million gallon water storage tank at OCWA's Terminal Campus;
- Upgrading of existing pumps at OCWA's Farrell Pumping Station at Terminal Campus and construction of a parallel pumping station;
- Expansion of OCWA's Eastern Branch Transmission Main south of NYS Route 31 from one (1) 54-inch diameter water main with up to three (3) additional 54-inch diameter water mains depending on evaluations of Micron's initial water re-use and reclamation performance; and
- Relocation of a portion of the existing OCWA Eastern Branch Transmission Line crossing the Micron Campus to allow for Micron Fab 3 and Fab 4 construction.

Wastewater

Onondaga County Department of Water Environment Protection (OCDWEP) will be able to convey sanitary wastewater from the Micron Campus during initial construction through a planned extension of municipal sanitary wastewater force mains to a portion of the Oak Orchard Wastewater Treatment Plant (WWTP) service area that has not previously been served by municipal infrastructure. Operation of Micron's Fab 1 will require additional industrial wastewater infrastructure and improvements to the Oak Orchard WWTP in addition to planned industrial wastewater pre-treatment facilities that Micron will construct on the Micron Campus. The following OCDWEP infrastructure improvements are required prior to operation of Micron's Fab 1:

- Construction of OCDWEP industrial wastewater service conveyance to the Oak Orchard wastewater treatment plant (WWTP) from a new industrial wastewater pumping station to be constructed on Micron property west of Caughdenoy Road. Conveyance infrastructure would comprise four (4) 30-inch force mains for industrial wastewater; and one (1) 36-inch force main for reclaimed water supply;
- Connection from the Micron Campus to the industrial wastewater pumping station through four (4) new 30-inch diameter industrial wastewater conveyance lines under Caughdenoy Road; and
- Expansion of the Oak Orchard WWTP to treat industrial wastewater (with pre-treatment required by Micron at the Micron Campus).

Utility Infrastructure/Rail Spur Site

Related to the Proposed Project, Micron has proposed to construct a rail spur on an approximately 36.9-acre adjacent parcel on the west side of Caughdenoy Road (Town of Clay tax parcel 046.-02-03.2) (the "rail spur site"). The rail spur will be used to deliver construction aggregate to the Micron Campus to reduce construction vehicle impacts on the local community from construction

of the Proposed Project, which will facilitate the avoidance, minimization and mitigation of traffic, air, climate change and community character impacts. The rail spur is a separate but related action that would require advanced construction to achieve the intended benefit of reduced construction vehicle impacts from the Proposed Project. Although it will be addressed separately under SEQRA so that it is in place at the commencement of groundbreaking in order to maximize mitigation measures for the Proposed Project, it will also be analyzed in the DEIS.

4 Proposed Project Operations and Setting

The SEQRA EAF prepared for the Proposed Project includes a number of instances of "TBD" as detailed information on many aspects of the construction or operation of the Proposed Project are being developed through on-going detailed technical studies. The information will be presented in the Draft Environmental Impact Statement (DEIS) being prepared by Micron.

This section of the EAF Addendum provides additional information to facilitate an understanding of where significant adverse environmental impacts may result from the Proposed Project. Item numbers reference section and sub-section numbers in the EAF where Micron believes significant adverse impacts may occur.

D.2.b Development of the Micron Campus and off-site infrastructure will likely result in impacts to Federal and New York State wetlands. Micron is completing a comprehensive delineation of all wetlands within areas of disturbance associated with the Proposed Project and has initiated consultation with the United States Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYSDEC). Specific options for mitigation have not been developed but will be identified in the DEIS.

D.2.c Micron has initiated consultation with the Onondaga County Water Authority (OCWA) regarding the necessary infrastructure improvements that would be required to provide approximately 48 million gallons per day to the Micron Campus. See Section 3, above, for an identification of the infrastructure improvements that would be required for the Proposed Project.

D.2.d Micron has initiated consultation with the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the necessary infrastructure improvements that would be required to convey and treat sanitary wastewater and industrial wastewater generated by the Micron Campus. See Section 3, above, for an identification of the infrastructure improvements that would be required for the Proposed Project.

D.2.e Micron will develop a Stormwater Pollution Prevention Plan (SWPPP), or multiple SWPPPs, covering all areas of disturbance that would be required for the Proposed Project. The SWPPP(s) will be prepared as part of a complete Site Plan application to the Town of Clay Planning Board and reviewed by the Town of Clay as the designated Municipal Separate Storm Sewer System (MS4).

D.2.f/D.2.g/D.2.h The Proposed Project will generate new air emissions from mobile sources (vehicles) and stationary sources (on-site emissions). Micron is coordinating with NYSDEC to identify likely compounds that could be emitted and the quantities of such compounds in support of a planned Title V Permit submission.

D.2.j Micron has initiated consultation with the New York State Department of Transportation (NYSDOT), the Federal Highway Administration (FHWA), Onondaga County Department of Transportation, the Town of Clay, and the Town of Cicero to identify the requirements for a comprehensive traffic impact study that will be included in the DEIS.

D.2.k Micron has initiated consultation with New York Power Authority, National Grid, and the New York Independent System Operator (NYISO) to identify the necessary energy infrastructure that would be required to serve the Proposed Project. See Section 3, above, for an identification of the infrastructure improvements that would be required for the Proposed Project.

D.2.m Micron is conducting a comprehensive noise assessment to identify any potential impacts related to construction or operations noise from both mobile sources (vehicles accessing the site) and stationary sources (equipment on-site).

D.2.n Micron is preparing a detailed lighting plan for the proposed Micron Campus and will evaluate potential effects of lighting on surrounding properties.

D.2.p The Micron Campus will include a number of storage tanks and containers that are compliant with regulations. Secondary containment structures will be provided, as warranted. The DEIS will identify the likely materials and quantities to be stored on the Micron Campus. Micron will continue to coordinate with NYSDEC on any permitting for bulk storage.

D.2.q Micron intends to develop an Integrated Pest Management (IPM) plan. The IPM plan may address methods for management of noxious, non-native, and/or invasive species during construction and over the life of the Proposed Project.

D.2.r/D.2.t Micron is developing a comprehensive inventory of waste streams to be managed at the Micron Campus, including both hazardous and non-hazardous wastes. Preliminary estimates indicate approximately 45,000 tons per year of waste would be generated during operations. Additional detail will be provided in the DEIS. Micron will coordinate with Onondaga County and/or the NYSDEC on any applicable permitting.

E.1.b The EIS will include a complete assessment of land use and cover types based on field studies and mapping being conducted in Spring and Summer of 2023. Numbers presented in the EAF are from best-available resources prior to completion of the detailed field studies.

E.1.d A detailed inventory of land uses surrounding the Micron Campus will be part of the DEIS and will provide information on potentially sensitive land uses that would be evaluated as part of detailed technical studies (e.g., noise, air emissions).

E.1.h The DEIS will include detailed information relating to the potential history of contamination at the proposed Micron Campus and at proposed off-site utility corridors. The information will

include summaries of historic operations at these locations, if any, as well as Federal, State, and local databases of known or potential spills.

E.2 The DEIS will include detailed information relating to natural resource conditions on or near the Micron Campus. Information on depth to bedrock, soil type, slope, and wetlands will be developed based on detailed technical studies being conducted in Spring and Summer of 2023. Micron has initiated consultation with the United States Fish and Wildlife Service (USFWS) and NYSDEC to identify potential threatened, endangered, or special status species that may exist on or near the Micron Campus. Micron has initiated detailed field studies of potential habitat for Indiana bat and sedge wren in Spring 2023 pursuant to protocol reviewed by USFWS and NYSDEC.

E.3 Micron has initiated consultation with the New York State Historic Preservation Officer (SHPO) regarding any buildings, archaeological sites, or districts listed on, or eligible for listing on, the National or State Register of Historic Places. Field studies of existing structures and areas potentially disturbed by the Proposed Project are being conducted in Spring and Summer 2023. Micron is conducting a visual impact assessment consistent with NYSDEC Program Policy DEP-00-2, "Assessing and Mitigating Visual and Aesthetic Impact" (2019). A five-mile radius from the Proposed Project is being evaluated consistent with that Program Policy.

5 Agency and Public Coordination

Agency and public coordination are an integral component at all stages of planning and project development, including within the SEQRA process.

5.1 AGENCY COORDINATION ACTIVITIES

The agency coordination process will include coordination with various Federal, State, and local agencies (see Table 1, "Preliminary List of SEQRA Lead, Involved, and Interested Agencies" and Table 2, "Preliminary List of Federal Agencies").

OCIDA, as the lead agency for the Proposed Project, has coordinated with Micron to identify Involved and Interested Agencies to be informed and involved throughout the environmental review.

An "Involved Agency" means "an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an 'involved agency' notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an 'involved agency'" (6 NYCRR 617.2(t)).

An "Interested Agency" means "an agency that lacks the jurisdiction to fund, approve or directly undertake an action but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An 'interested agency' has the same ability to participate in the review process as a member of the public" (6 NYCRR 617.2(u)).

TABLE 1 PRELIMINARY LIST OF SEQRA LEAD, COOPERATING, AND PARTICIPATING AGENCIES

Agency	Potential Role	Responsibilities
Lead Agency		
Onondaga County Industrial Development Agency (State environmental review lead)	Lead Agency	SEQRA leadership and coordination, establishing final entitlement of White Pine Industrial Park and coordination of land development agreements. Sale of OCIDA property to Micron. Potential property condemnation pursuant to New York Eminent Domain Procedure Law.
Involved and Interested Agencies		
New York State Department of Environmental Conservation	Involved Agency	Title V air quality permitting, wetlands jurisdictional determination and permitting, consultation related to threatened & endangered species, SWPPP permits for on-site and off-site land disturbance, modification to existing SPDES discharge for Oak Orchard WWTP, Section 401 water quality certification, hazardous petroleum and chemical bulk storage, and SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity.
New York State Empire State Development	Involved Agency	Approval of Green Chips Grant.
New York State Office of Parks, Recreation and Historic Preservation (OPRHP)	Involved Agency	Consultation related to potential impact to historic and cultural resources. OPRHP serves as the New York SHPO.
New York State Department of Transportation	Interested Agency	Consultation in traffic impact evaluation and mitigation measures to address adverse transportation impacts on state routes and interstate highways.
Syracuse Metropolitan Transportation Council (SMTC)	Interested Agency	General consultation and approval actions to add to official regional transportation plans.
Onondaga County Dept. of Transportation (OCDOT)	Interested Agency	Consultation in traffic impact evaluation and mitigation on county routes.
Town of Clay Planning Board	Involved Agency	Site Plan/Subdivision (re-subdivision of multiple parcels) approvals including MS4/SWPPP approval.
Town of Cicero Town Board	Interested Agency	Referral per General Municipal Law.
Town of Cicero Planning Board	Involved Agency	Subdivision Approval.
New York Power Authority	Involved Agency	Proving high-load factor energy allocation and ReCharge expansion energy allocation.
New York State Energy Research Development Authority	Interested Agency	Collaborating on Green Chips Grant.
Onondaga County Department of Water Environment Protection	Involved Agency	Enlarging wastewater treatment capacity and extending sewer lines to the Micron Campus; SPDES Industrial Pretreatment Permit
Onondaga County Water Authority	Involved Agency	Extending potable water lines to the Micron Campus.

TABLE 2 PRELIMINARY LIST OF FEDERAL AGENCIES

Federal Agencies	
US Dept. of Commerce	Approval of CHIPS Act funding application.
US Army Corps of Engineers (USACE)	Issue 404 Wetlands permit.
Federal Highway Administration	Consultation on the need and design of alterations to the national highway system and the interstate highway system to mitigate identified adverse traffic impacts.
U.S. Environmental Protection Agency	NEPA advisory role (i.e., Environmental Justice) and consultation related to the issuance of federally-delegated Clean Air Act and Clean Water Act permits to be issued by New York State Department of Environmental Conservation.
U.S. Department of Interior, Office of Environmental Policy and Compliance	Consultation related to Section 4(f) of the U.S. Dept. of Transportation Act.
U.S. Fish & Wildlife Service	Consultation on federal Endangered Species Act compliance.

MICRON SEMICONDUCTOR FABRICATION
CLAY, NY

DRAFT SEQRA SCOPE OF WORK

September 12, 2023

CONTENTS

TABLES

FIGURES

APPENDICES

ABBREVIATIONS

ADA ..... Americans with Disabilities Act
CEQ ..... Council on Environmental Quality
CFR ..... Code of Federal Regulations
CLCPA ..... Climate Leadership and Community Protection Act
DEIS ..... Draft Environmental Impact Statement
EIS ..... Environmental Impact Statement
FHWA ..... Federal Highway Administration
GEIS ..... Generic Environmental Impact Statement
GHG ..... Greenhouse Gas
LWRP ..... Local Waterfront Revitalization Program
MSAT ..... Mobile Source Air Toxic
NAAQS ..... National Ambient Air Quality Standards
NEPA ..... National Environmental Policy Act
NOI ..... Notice of Intent
NYSDEC ..... New York State Department of Environmental Conservation
NYSDOT ..... New York State Department of Transportation
OCDOT ..... Onondaga County Department of Transportation
OCDWEP ..... Onondaga County Department of Water Environment Protection
OCIDA ..... Onondaga County Industrial Development Agency
OCWA ..... Onondaga County Water Authority
OPRHP ..... New York State Office of Parks, Recreation and Historic Preservation
SEQRA ..... New York State Environmental Quality Review Act
SGEIS ..... Supplemental Generic Environmental Impact Statement
SHPO ..... State Historic Preservation Office
SMTC ..... Syracuse Metropolitan Transportation Council
SPDES ..... State Pollutant Discharge Elimination System
SWPPP ..... Stormwater Pollution Prevention Plan
TEM ..... NYSDOT's The Environment Manual
USACE ..... United States Army Corps of Engineers
U.S.C. ..... United States Code
USEPA ..... United States Environmental Protection Agency
USFWS ..... United States Fish and Wildlife Service
WPCP ..... White Pine Commerce Park
WWTP ..... Wastewater Treatment Plant

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1 Introduction

Micron New York Semiconductor Manufacturing LLC (Micron), a Delaware limited liability company and wholly owned subsidiary of Micron Technology, Inc., is proposing to construct a semiconductor manufacturing campus (the "Micron Campus") in the Town of Clay, New York, at the White Pine Commerce Park (WPCP), an approximately 1,400-acre industrial park controlled by the Onondaga County Industrial Development Agency (OCIDA). The Micron Campus, together with ancillary development on nearby properties (described below), are referred to collectively as the "Proposed Project."

OCIDA circulated a notice of intent to serve as State Environmental Quality Review Act (SEQRA) (6 NYCRR Part 617) (New York Environmental Conservation Law §§8-0101 et seq.) Lead Agency on July 28, 2023. No objections to that notice were received during the 30-day period commencing on that date. At its regular meeting of September 14, 2023, OCIDA issued a Positive Declaration, indicating the need for an Environmental Impact Statement (EIS), and scheduled a public scoping meeting to be held on October 11, 2023.

Micron, as the Project Sponsor, will prepare a draft Environmental Impact Statement (DEIS) pursuant to SEQRA. Since the Proposed Project will require certain federal permits and approvals that require federal environmental review, including, but not limited to, federal wetlands permits pursuant to Section 404 of the Clean Water Act, the SEQRA DEIS will also contain information to support National Environmental Policy Act (NEPA) of 1969 (42 United States Code (U.S.C.) § 4321 et seq.) review.

This document is the Draft SEQRA Scope for the proposed DEIS. It was prepared pursuant to 6 NYCRR Part 617.8 and provides: (1) a brief description of the Proposed Project; (2) an identification of potentially significant adverse impacts from the SEQRA Environmental Assessment Form and consultation with Federal, State, and local agencies; (3) the extent and quality of information needed to adequately address each impact; (4) an initial identification of mitigation measures; and (5) the reasonable alternatives to be considered.

1.1 PROJECT OVERVIEW

Micron is a world leader in innovative memory solutions that transform how the world uses information. For over 40 years, the company has been instrumental to the world's most significant technology advancements, delivering optimal memory and storage systems for a broad range of applications. Memory is at the leading edge of semiconductor manufacturing and fuels everything from feature-rich 5G smartphones to the AI-enabled cloud. Micron's leadership in both DRAM and NAND technologies provides the market-based confidence to invest up to $100 billion

to affirm the company's industry-leading memory innovation and deliver differentiated products to its customers.

Micron's proposed semiconductor manufacturing facility campus ("Micron Campus") in the Town of Clay, Onondaga County, New York will be built-out over an approximate 20-year period, and will consist of the construction of four (4) Memory Fabrication facilities (Fabs). Micron expects that the Fabs will be built in sequence, with construction of each Fab starting as the preceding Fab is being fit-out with manufacturing equipment and operations begun (the DEIS will analyze an interim analysis year as well as a final year of completion). This process will result in continuous construction activities on the site over the approximate 20-year period, with a significant portion of that construction occurring inside previously-constructed Fab buildings. Micron intends to start construction of the Micron Campus in 2024 with Fabs 1 and 2 operational by 2032. Fabs 3 and 4 would be operational by 2041.

1.1.1 Project Location

The Micron Campus is an approximately 1,400-acre assemblage of land located in an area of the Town of Clay bordered by NYS Route 31 to the south, Caughdenoy Road to the west, a series of National Grid overhead power lines to the north (although the site extends approximately 100 feet beyond the power lines), and the Town of Clay/Town of Cicero boundary line to the east. The majority of the Micron Campus is contained within the Town of Clay, Onondaga County, New York and is accessible from I-81 from an interchange with NYS Route 31 (see Figure 1).

FIGURE 1 LOCATION OF PROPOSED MICRON SITE

1.1.2 Project Description

The Micron Campus would comprise approximately 1,400 acres, consisting of the enlarged WPCP parcel studied in the 2021 SGEIS along with additional contiguous acreage acquired or to be acquired by OCIDA. Each Fab is expected to cover approximately 1.2 million sf of land and contain approximately 600,000 sf of cleanroom space[1], 290,000 sf of cleanroom support space[2], and 250,000 sf of administrative space. Each set of two Fabs will be supported by approximately 470,000 sf of central utility buildings[3], 200,000 sf of warehouse space, and 200,000 sf of product testing space[4] housed in separate buildings. The Micron Campus will also have ancillary on-site electrical substations, water and wastewater treatment and storage, and industrial gas storage. See Figure 2 for a preliminary site plan of the proposed Micron Campus.

Micron will create approximately 9,000 high-paying jobs by 2045 to support the Micron Campus when operating at full capacity and about 40,000 community jobs over a 20-plus year period to include suppliers, contractors, and other supporting roles. Micron has begun efforts to attract a diverse and multi-talented workforce to Central New York. Using its existing labor models for high-volume fabs around the globe, Micron has estimated that 90% of its workers will be dedicated to manufacturing, and the remaining 10% will provide support services, including IT, security, quality, procurement, supply chain, smart manufacturing technology, finance, people, and legal services.

The bulk of manufacturing headcount will comprise three major job categories, each with a mix of specific jobs and skillsets. In the category of leadership (~10%), there are directors, managers, and supervisors. Typical qualifications for managers are a B.A. or B.S. degree or equivalent training and experience and five years of leadership experience. For supervisors, these are an A.A. or A.S. degree or Production Operations Management Certificate or equivalent training and experience. For directors, a B.A. or B.S. degree or equivalent training and experience, and eight years of leadership experience is required. In the category of Engineering & Professional (~44%), the bulk of needed roles are equipment engineers and process engineers. Engineering roles require a B.S. in Engineering or a B.S. in a relevant discipline, and Micron provides specific on-the-job training for the role's function. In the category of Technicians (~36%), the bulk of needed roles are equipment technicians and process technicians. Technician roles require the same minimum qualifications, and Micron provides specific on-the-job training for the role's function. The qualifications are an A.A or A.S. degree or completion of a Micron Apprenticeship Program or, other approved

1 **Cleanroom:** This part of the campus is where the thousands of advanced equipment are housed that are used to take raw silicon wafers and build the chips. It is called a cleanroom because there are strict requirements on particles in the air that can impact the functionality of the chips. The chips are built up in layers of metals and insulators, similar to how a building is constructed floor-by-floor.

2 **Cleanroom support:** This part of the campus includes functions such as workshops to refurbish parts, labs to complete incoming chemical tests, surface analysis of what is on the wafers, and perform cross-sections of the wafer to validate the structure of the chips meets requirements.

3 **Central utility building:** These buildings house the systems required for delivering the utilities necessary to produce the chips. These utilities include systems such as HVAC, electrical transmission equipment, water purification and recycling, and chemical/specialty gas delivery systems.

4 **Product testing space:** This space is used to house advanced equipment that takes finished wafers and performs electrical testing that validates the chips function to required specifications before the wafers are shipped out for assembly into products and further testing.

certification, or a combination of certifications under development with Micron community college partners or equivalent training and experience.

Micron will operate three (3) shifts over a 24-hour day. Day and night shifts will be utilized to sustain 24-hour manufacturing activities as well as a maintenance shift.

Two (2) additional properties will be developed with uses ancillary to the Micron Campus (see Figure 3):

- An approximately 30.2-acre parcel on the north side of Caughdenoy Road (Town of Clay tax parcel 042.-01-13.0, 9100 Caughdenoy Road) (the "Childcare Site") on which Micron will construct an employee health care center and childcare center; and
- An approximately 1-acre parcel on the northwest side of the WPCP (048.-01-02.1) ("jack and bore site") which will be used for utility line conveyance.

The Micron Campus, with four (4) Fabs and all ancillary support facilities, driveways, and parking; the jack and bore site; and the Childcare Site comprise the "Proposed Project."

Off-site energy (natural gas and electricity), telecommunications, water, wastewater utility, and rail spur improvements also will be required and will be identified as "off-site improvements" necessary for the Proposed Project and analyzed in the environmental review, as well as in a separate regulatory process before the New York Public Service Commission with regard to the electric transmission lines needed for the Proposed Project (see Figure 3). The following off-site improvements have been identified:

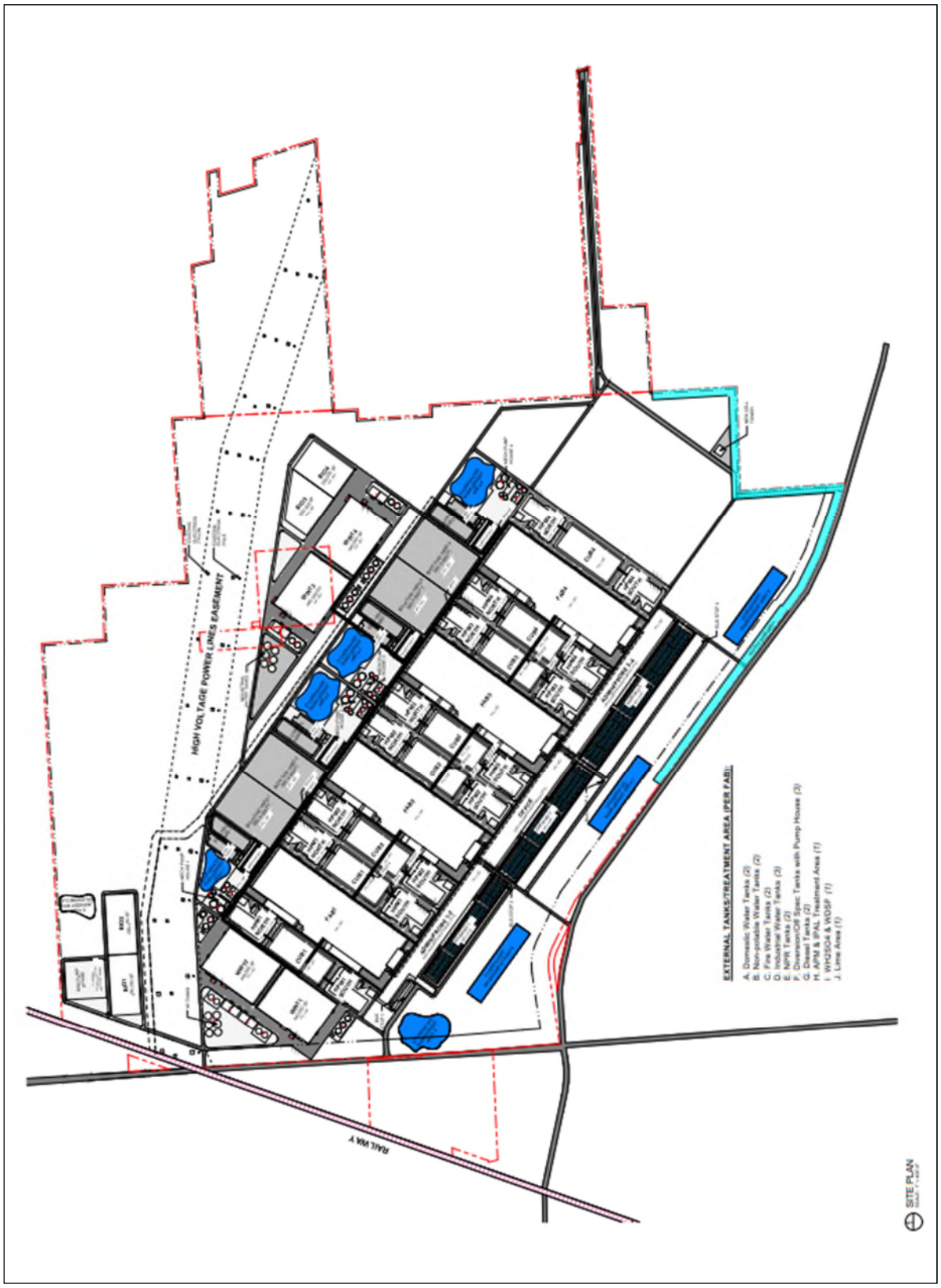
<u>Energy</u>

- Extension of a 16-inch diameter natural gas line from National Grid's Gas Regulator Station (GRS) 147 at 4459 NYS Route 31 to the Micron Campus (approximately 3.15 miles) and construction of GRS 147A at the same address as the existing GRS;
- Construction of four (4) underground electrical transmission duct bank connections from the existing National Grid sub-station west of Caughdenoy Road.

<u>Telecommunications</u>

- Extension of existing fiber-optic lines located along NYS Route 31 to the Micron Campus and from the existing fiber-optic lines located along Caughdenoy Road.

FIGURE 2 PROPOSED SITE PLAN FOR MICRON CAMPUS



Water Supply

Water Supply

Onondaga County Water Authority (OCWA) has capacity within its water supply system to service Micron's initial water demand for construction and operations of Fab 1 (approximately 11.5 million gallons per day (MGD)). A new Clear Water Pumping Station at OCWA's Lake Ontario Water Treatment Plant (LOWTP) would be required. This new Clear Water Pumping Station will be designed to accommodate anticipated water demand for Micron's Fab 2 to Fab 4. Potable water for initial construction would be provided to the Micron Campus through existing water mains located in Caughdenoy Road and Burnet Road. Potable water for Fab 1 operations would be provided to the Micron Campus through construction of a new connection from OCWA's existing Eastern Branch Transmission Main south of NYS Route 31 via a new service connection within a 99-foot-wide easement within the Micron Campus along Caughdenoy Road.

To serve the anticipated future total demand of approximately 48 MGD, OCWA would have to make the following water supply infrastructure improvements:

- Construction of a new Raw Water Tunnel and Raw Water Pumping Station at OCWA's existing Burt Point property on Lake Ontario (City of Oswego);
- Construction of a new Raw Water Transmission Main from Burt Point to OCWA's Lake Ontario Water Treatment Plant (LOWTP) using an easement that OCWA obtained for such purposes in the 1990s;
- Modification to the LOWTP with addition of two (2) new filters, one (1) contact basin, and one (1) new clearwell as well as additional chemical storage space and residual handling facilities;
- Expansion of OCWA's Clear Water Transmission Main from LOWTP to OCWA's Terminal Campus with one (1) additional 54-inch diameter line parallel to the existing 54-inch diameter line;
- Construction of one (1) 15 million gallon water storage tank at OCWA's Terminal Campus;
- Upgrading of existing pumps at OCWA's Farrell Pumping Station at Terminal Campus and construction of a parallel pumping station;
- Expansion of OCWA's Eastern Branch Transmission Main south of NYS Route 31 from one (1) 54-inch diameter water main with up to three (3) additional 54-inch diameter water mains depending on evaluations of Micron's initial water re-use and reclamation performance; and
- Relocation of a portion of the existing OCWA Eastern Branch Transmission Line crossing the Micron Campus to allow for Micron Fab 3 and Fab 4 construction.

Wastewater

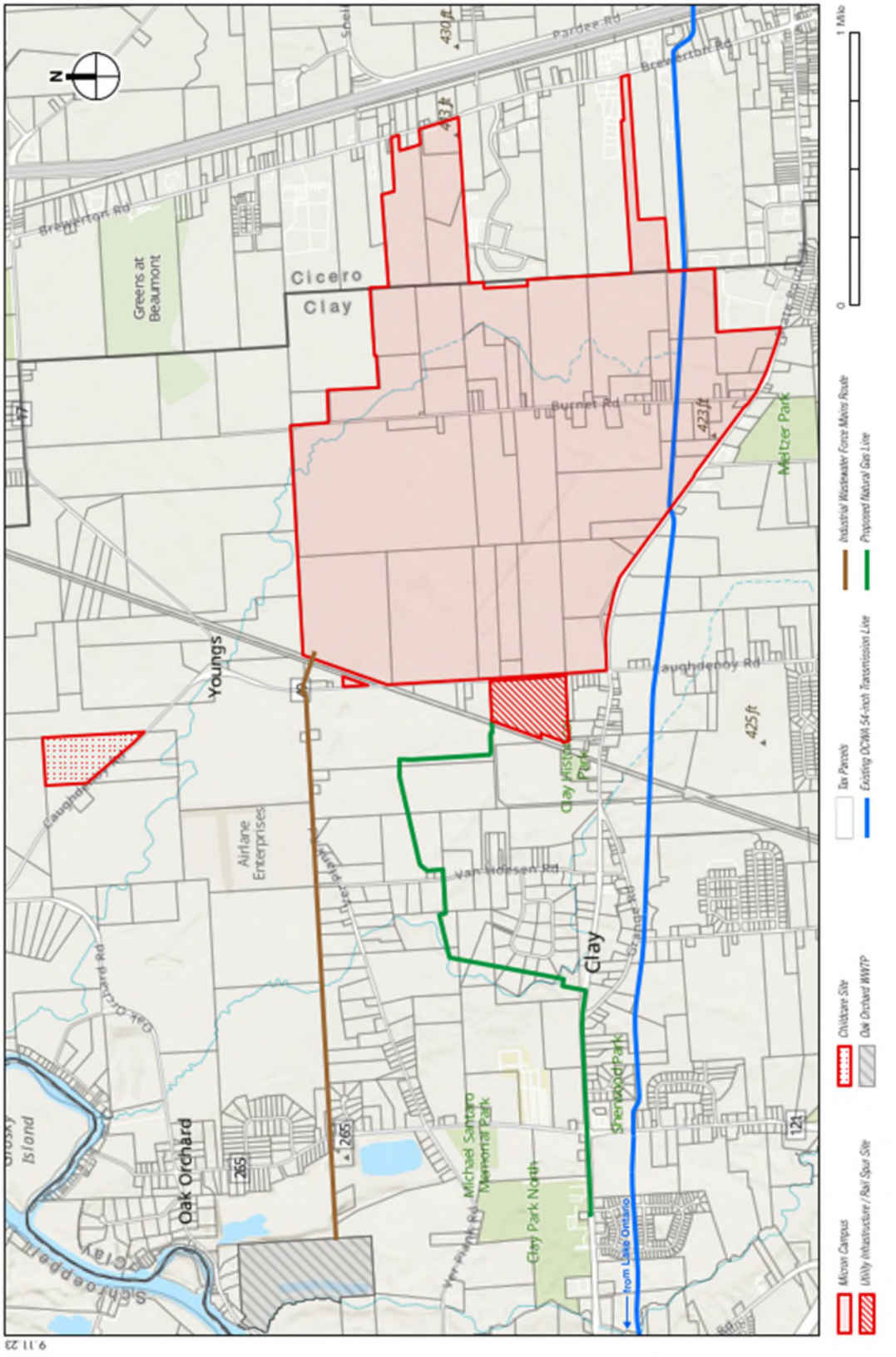
Onondaga County Department of Water Environment Protection (OCDWEP) will be able to convey sanitary wastewater from the Micron Campus during initial construction through a previously planned extension of municipal sanitary wastewater force mains to a portion of the Oak Orchard Wastewater Treatment Plant (WWTP) service area that has not previously been served by municipal infrastructure. Operation of Micron's Fab 1 will require additional industrial wastewater infrastructure and improvements to the Oak Orchard WWTP in addition to planned industrial wastewater pre-treatment facilities that Micron will construct on the Micron Campus. The following OCDWEP infrastructure improvements are required prior to operation of Micron's Fab 1:

- Construction of OCDWEP industrial wastewater service conveyance to the Oak Orchard wastewater treatment plant (WWTP) from a new industrial wastewater pumping station to be constructed on the Micron Campus. Conveyance infrastructure would comprise four (4) 30-inch force mains for industrial wastewater; and one (1) 36-inch force main for reclaimed water supply; and
- Expansion of the Oak Orchard WWTP to treat industrial wastewater (with pre-treatment required by Micron at the Micron Campus).

Utility Infrastructure/Rail Spur Site

Related to the Proposed Project, Micron has proposed to construct a rail spur on an approximately 36.9-acre adjacent parcel on the west side of Caughdenoy Road (Town of Clay tax parcel 046.-02-03.2) (the "rail spur site"). The rail spur will be used to deliver construction aggregate to the Micron Campus to reduce construction vehicle impacts on the local community from construction of the Proposed Project, which will facilitate the avoidance, minimization and mitigation of traffic, air, climate change and community character impacts. The rail spur is a separate but related action that would require advanced construction to achieve the intended benefit of reduced construction vehicle impacts from the Proposed Project. Although it will be addressed separately under SEQRA so that it is in place at the commencement of groundbreaking in order to maximize mitigation measures for the Proposed Project, it will also be analyzed in the DEIS.

FIGURE 3 MICRON CAMPUS AND OFF-SITE IMPROVEMENTS



2 The Scoping Process and Agency Coordination

Scoping provides an opportunity for the public to learn more about the Proposed Project and to provide valuable input as Micron and OCIDA prepare the SEQRA Draft EIS (DEIS). A SEQRA Positive Declaration and notice of public scoping meeting will be published in the *Environmental Notice Bulletin*. Notice of the public scoping meeting will be placed in a newspaper of general circulation serving the broader Clay, New York area.

Notice will be placed in the following publication:

- The Post Standard (Syracuse.com)

Project information and this draft SEQRA Scope will also be posted on OCIDA's website (www.ongoved.com) as well as Micron's project website (www.micron.com/ny).

OCIDA, as SEQRA Lead Agency, invites the public, agencies, and Indigenous Nations to be involved in the environmental review process. During the SEQRA scoping process, comments will be encouraged on the draft purpose and need, potential alternatives, and environmental issues of concern. A list of the Federal, State, and local agencies with which OCIDA is coordinating is provided in Section 6.

Public Comment Period and Community Meetings

- The comment period for scoping extends 30 days from September 20, 2023 to October 20, 2023. During this period, OCIDA will hold a public scoping meeting on October 11, 2023 at 6:30 PM to obtain input from the public.

The scoping meeting will have simultaneous Spanish and American Sign Language interpretation. For additional language translation services or special needs assistance, please contact OCIDA five (5) business days prior to the meeting at: (315) 435-3770 or email: micron@ongov.net.

How to Comment

Comments may be provided at any point during the scoping period through:

- Registering to speak at the public scoping meeting;
- E-mailing written comments to: micron@ongov.net; or
- Mailing written comments to Attn: Micron Project, Office of Economic Development, Onondaga County, 335 Montgomery Street, 2nd Floor, Syracuse, NY 13202

All comments received, no matter their format, will be considered equally.

How Comments Will be Used

After the end of the comment period on October 20, 2023, OCIDA, with assistance as need be from Micron, will collect, review, and summarize the comments received and prepare a final SEQRA Scope. The comments received during the scoping period will be considered by OCIDA to define the final scope of the DEIS and inform the related technical analyses and environmental resources to be evaluated.

Once approved, OCIDA will publicly notice and distribute the final SEQRA Scope. This will then be used to prepare the DEIS.

3 Purpose and Need

3.1 PURPOSE AND NEED

The purpose of the Proposed Project is to further the United States goal to expand domestic memory chip manufacturing capacity and restore U.S. leadership in semiconductor manufacturing as embodied in the "Creating Helpful Incentives to Produce Semiconductors and Science Act of 2022" (the "CHIPS Act"). For Micron, the purpose is to advance its leading-edge position in the development and manufacturing of DRAM memory chips.

The purpose of the CHIPS Act and the need for the Proposed Project is to reduce U.S. reliance on foreign production of both leading edge and older generation microelectronics. Semiconductors were invented in America, and the U.S. semiconductor industry has historically dominated many parts of the international semiconductor supply chain, such as R&D, chip design and manufacturing. Yet the U.S. position within the semiconductor industry has been declining. According to the Semiconductor Industry Association, U.S. production of the world's microchips has fallen from 37% in 1990 to 12% in 2020. The need for the Proposed Project is to reduce economic and national security risks by building domestic capacity, to establish a dynamic and collaborative network for semiconductor research and innovation centers, and to improve competitiveness and strengthen regional supply chain industries. Micron provides a unique and essential role in domestic production of leading-edge memory chips that are essential and high-volume components of the semiconductor industry.

Micron's investment in the Proposed Project will also advance the goals of the State of New York and OCIDA to enhance job growth in Central New York by promoting advanced manufacturing in the region. The Proposed Project is anticipated to generate nearly 50,000 jobs in Central New York over more than a 20-year period, including 9,000 good-paying Micron jobs directly generated by the Proposed Project and over 40,000 additional jobs with suppliers, contractors and other businesses supporting the proposed chip manufacturing facility. To this end, Micron and the State of New York have announced a historic $500 million investment in community and workforce development over a more than 20-year period. Micron will further invest $250 million in line with its commitment to the Green CHIPS Community Investment Fund. An additional $250 million is expected to be invested, with $100 million from New York, and $150 million from local, other state and national partners. This fund is intended to expand and train the workforce in the region, including providing support for disadvantaged populations.

3.2 PROJECT BACKGROUND

Central New York as well as other regions of New York State have experienced a reduction in manufacturing jobs over several decades. In 1991, OCIDA and the City of Syracuse Chamber of

Commerce commissioned an Industrial Park Feasibility Study to identify potential candidate sites for locating industrial businesses in Onondaga County (the "County"). The study identified two sites for large scale industrial uses, with the White Pine Commerce Park (WPCP) ultimately selected as the preferred site for purchase due to its proximity to National Grid's Clay electric substation, highway access, and Industrial zoning designation. Between 1991 and 1999, the County purchased seven properties to form the original approximately 340-acre WPCP (previously referred to as Clay Business Park).

OCIDA's intent in acquiring the lands, was further justified in 1998 with the advent of the SEMI-NY program (as discussed below), resulted in the accumulation of the original 340-acre footprint of the WPCP. The SEMI-NY program was a New York State initiative initiated in 1998 to attract the semiconductor industry to the state by identifying and advancing "qualified" sites that were consistent with conceptual semiconductor industry profiles. OCIDA's objective was to further the County's economic development agenda by providing a site that met the SEMI-NY criteria and could be presented as a qualified site for a semiconductor manufacturing facility under the SEMI-NY program. To support OCIDA's efforts to obtain the SEMI-NY "qualified" site designation for its site, OCIDA prepared a Generic Environmental Impact Statement (GEIS) to assess potential environmental and socio-economic impacts associated with full build-out of the 300-acres by a yet to be determined semiconductor company. The GEIS, which was prepared pursuant to New York's SEQRA process, was released in April 2002.

From 2017 to the present, OCIDA has made significant investments to advance and market the WPCP, with the semiconductor industry targeted as the site's highest and best use. In the ensuing years following the initial creation and focused marketing of the WPCP, the semiconductor industry, for several commercial reasons, has transitioned toward the construction and use of a Fab complex, which typically consists of two to four fabrication facilities operating at a single site; a trend introduced in Asia and Europe and now replicated in the United States. The semiconductor industry of today focuses on economies of scale; the need to build fewer, larger Fabs; and the managerial and economic benefits regarding workforce and reducing operational downtimes during expansions. This has resulted in the need for 1000-acre sites.

As a result, over the past six years, OCIDA decided to purchase adjacent land to enlarge the WPCP to accommodate this new vision. The WPCP is now over 1,400 contiguous acres. This size makes it considerably larger than most available sites in New York. Considering other critical additional project needs beyond sheer size (e.g., proximity to a sufficient supply of electricity and water, wastewater treatment, and natural gas) further diminishes the number of available sites that can accommodate modern semiconductor manufacturing. Overlaying the acreage and infrastructure needs with access to multi-modal transportation and labor needs is often a point of failure for most other sites, which might otherwise meet the acreage need. Accordingly, sites that substantially meet Micron's site selection criteria are not commonly available, which further supports Micron's selection of the WPCP for the proposed Micron Campus.

OCIDA utilized the development of a GEIS (2012) and the follow-up Supplemental Generic Environmental Impact Statement (SGEIS), completed in 2021, to evaluate potential locations throughout Onondaga County for development of a site suitable to attract semi-conductor manufacturing. OCIDA, in 2012, and again in 2021, selected the WPCP as its preferred site to attract private industrial and commercial development because of its size, potential for industrial zoning, access to transportation, proximity of utilities, as well as a history of Town of Clay efforts to facilitate industrial development at the property.

The 2012 GEIS considered several other potential sites in addition to WPCP:

- Radisson Corporate Park – 950 acres in the Town of Lysander;
- Hancock Air Park – 200 acres adjacent to the Syracuse Hancock Airport;
- Collamer Crossings Business Park – 200 acres in the Town of Dewitt located near NYS Route 298, I-90, I-481; and
- Syracuse Research Park – 99-acre site adjacent to Syracuse University.

OCIDA deemed the Radisson Corporate Park as an unviable choice because it lacked sufficient room and it did not offer the location specific advantages such as the proximity to Interstates 81 and 481 that the WPCP did. Neither the Hancock Air Park nor the Collamer Crossing Business Park were deemed viable options because the available lots were small and could not accommodate large industrial uses. The Syracuse Research Park was available for light industrial use, but OCIDA concluded that it could not easily accommodate large-scale industrial uses.

The 2012 GEIS evaluated three (3) different site layouts for the WPCP: 1) a layout that provided 1 million sf of development while avoiding all State-mapped wetlands; 2) a layout that provided 1.5 million sf of development that balanced approximately 4.2 acres of wetland impacts against the additional benefits from the larger size of development; and 3) a layout that provided over 2 million sf balanced against additional impacts to wetlands. OCIDA identified the third alternative as the "preferred alternative" in the 2012 GEIS based on the overall economic returns versus the degree of environmental impacts. The GEIS also included a 2012 engineering report evaluating three (3) options for extending sanitary sewer service to the WPCP: 1) use of Verplank Road north of NYS Route 31; 2) use of the NYS Route 31 right-of-way; and 3) use of the Metropolitan Water Board (now OCWA) right-of-way south of NYS Route 31. The 2012 engineering report built from a 2003 feasibility study, the *Semi-NY Sewer Route Feasibility Study*, which evaluated five (5) sanitary sewer line routing options. OCIDA selected the third option for extension of sanitary sewer service to the WPCP as the preferred alternative.

The 2021 SGEIS revisited the question of whether the WPCP was the preferred alternative to attract industrial and commercial development to Onondaga County, and compared it to the same

alternative candidate sites that the 2012 GEIS assessed, again concluding that "[n]one of the previously considered alternative locations would be able to accommodate the large-scale industrial use that the [White Pine Commerce] Park is promoting due to size limitations and proximity to services and necessary infrastructure."

The 2021 SGEIS concluded that significant expansion of the WPCP was feasible and more likely to attract leading edge manufacturing, such as semiconductor manufacturing. The alternative locations considered in the 2021 SGEIS were rejected as much too small to accommodate semiconductor manufacturing. The 2021 SGEIS assessed the additional potential significant adverse impacts from a larger facility and an increase in size of the development parcel to approximately 1,250 acres (later expanded to the current approximately 1,400 acres). OCIDA indicated in the SEQRA Findings Statement that "consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable."

On August 9, 2022, President Biden signed into law the CHIPS Act making over $50 billion available "to strengthen American manufacturing, supply chains, and national security, and invest in research and development, science and technology, and the workforce of the future to keep the United States the leader in the industries of tomorrow, including nanotechnology, clean energy, quantum computing, and artificial intelligence."[5]

On August 11, 2022, New York State Governor Kathy Hochul signed into law the Green CHIPS Act, which provides up to $10 billion in economic incentives for environmentally friendly semiconductor manufacturing and supply chain projects (Ch. 494, L. 2022). The Green CHIPS legislation was passed to align with the provisions of the Federal CHIPS Act for the purpose of attracting domestic semiconductor manufacturing and related activities to New York State.

On October 4, 2022, Micron announced plans to invest up to $100 billion over the next 20-plus years to develop a new leading edge semiconductor manufacturing facility at what is now known as the WPCP in Clay, New York, with a first-tier investment of $20 billion planned by the end of this decade. Micron intends to apply for funding from both the CHIPS Act and the Green CHIPS Act to assist in the financing of the Proposed Project. Micron and Empire State Development (ESD), the umbrella organization of New York State's two principal economic development public-benefit corporations, established a framework, known as the Community Investment Framework, outlining the shared investments to be made by Micron and the State of New York. This framework

[5] FACT SHEET: CHIPS and Science Act will Lower Costs, Create Jobs, Strengthen Supply Chains, and Counter China, August 9, 2022, The White House. https://www.whitehouse.gov/briefing-room/statements-releases/2022/08/09/fact-sheet-chips-and-science-act-will-lower-costs-create-jobs-strengthen-supply-chains-and-counter-china/

will allow for the strengthening of the existing regional workforce and to create new growth and expansion of the workforce overall.

Micron's Proposed Project is the long-anticipated fulfillment of OCIDA's original goal to attract a state-of-the-art manufacturing facility to generate high-paying employment opportunities in Onondaga County. Micron's investment also furthers recent United States and New York State policies and programs to incentivize domestic semiconductor manufacturing.

4 Project Alternatives and Description of the Proposed Project

4.1 INTRODUCTION

SEQRA requires the evaluation of alternatives to the Proposed Project, including either alternative sites or alternative designs, as well as a No Action Alternative. The evaluation of alternative site locations to be presented in the DEIS for the Proposed Project will be based upon the prior evaluation of alternative sites reflected in the earlier SEQRA analyses prepared by OCIDA as well as work completed by the New York State Economic Development Council (Project Rhino).

4.2 DISCUSSION OF ALTERNATIVE PROJECT LOCATIONS

4.2.1 Alternative Sites in New York State

The DEIS will include a discussion of project location needs for semiconductor manufacturing in general and Micron in particular. The DEIS will also discuss the process previously undertaken by New York State to identify candidate sites for semiconductor manufacturing over recent years. That process identified four (4) sites throughout New York State as "shovel ready" sites for semiconductor manufacturing: STAMP in Genesee County, WPCP in Onondaga County, Marcy Nanocenter in Oneida County, and Luther Forest Technology Campus in Saratoga County. The DEIS will discuss the three alternative shovel ready sites and detail why they are not suitable alternative locations for the Proposed Project. For example, since 2012, GlobalFoundries U.S., Inc. has operated a semiconductor manufacturing facility at the Luther Forest Technology Campus in Saratoga County. Marcy Nanocenter Parcel #1 was previously developed into a manufacturing facility for Wolfspeed. The remaining parcel at Marcy Nanocenter is only 438 acres, too small for the proposed project. Some development has already occurred at STAMP and the remaining available acreage at that site also is too small to accommodate the Proposed Project.

In 2018 the New York State Economic Development Council (NYSEDC) prepared a "Competitive Site Location Benchmarking for Semiconductor Manufacturing" study (also known as "Project Rhino"). The purpose of the benchmarking study was to assess and compare four (4) sites in New York State, including WPCP, for their readiness to support semiconductor manufacturing; benchmark those four (4) sites against six (6) other sites located throughout the United States; and identify other industrial sectors that might be attracted to New York State to support semiconductor manufacturing. The study was based upon a hypothetical semiconductor manufacturing facility and evaluated each of the sites against a number of quality, cost, and economic incentive factors.

The qualitative assessment evaluated the sites against five categories, each of which had several factors included: site quality and suitability; workforce and community alignment; utilities capacity, quality, and reliability; economic development and regulatory context; and incentive capacity and capability. WPCP ranked second nationally for access to utilities and readiness of those utilities to serve the site. It was noted that all four New York State sites ranked first through fourth for the degree to which tax and non-tax incentives have been made available from the State and local governments. Lastly, three of the New York sites, including WPCP, ranked in the top five for economic development and regulatory support.

While all four New York State sites were among the most expensive in terms of construction costs, personnel, water and wastewater, and real estate and personal income taxes, the New York State sites had a competitive advantage on electricity and natural gas costs. On balance, the study concluded that New York State led all competitors in terms of the capacity, capability, and probability of delivering a meaningful incentives package.

The DEIS will include a summary of the prior New York State site selection process and detail why alternative semiconductor locations in New York State cannot accommodate the Proposed Project.

4.2.2 Alternative Sites and Design Options in Onondaga County

As previously noted, as part of its effort to develop a "shovel-ready" industrial park in Onondaga County, OCIDA evaluated a number of potential locations throughout the county. OCIDA ultimately selected WPCP as its preferred site to attract private industrial and commercial development because of its size, potential for industrial zoning, access to transportation, proximity of utilities, as well as a history of Town of Clay efforts to facilitate industrial development at the property.

The 2012 DGEIS prepared by OCIDA evaluated three (3) different site layouts for WPCP: 1) a layout that provided 1 million sf of development while avoiding all State-mapped wetlands; 2) a layout that provided 1.5 million sf of development that balanced approximately 4.2 acres of wetland impacts against the additional benefits from the larger size of development; and 3) a layout that provided over 2 million sf balanced against additional impacts to wetlands. OCIDA identified the third alternative as the "preferred alternative" in the 2012 DGEIS based on the overall economic returns versus the degree of environmental impacts. The DGEIS also included a 2012 engineering report evaluating three (3) options for extending sanitary sewer service to the Proposed Project Site: 1) use of Verplank Road north of NYS Route 31; 2) use of the NYS Route 31 right-of-way; and 3) use of the Metropolitan Water Board (now OCWA) right-of-way south of NYS Route 31. The 2012 engineering report built from a 2003 feasibility study, the *Semi-NY Sewer Route Feasibility Study*, that evaluated five (5) sanitary sewer line routing options. OCIDA selected the third option for extension of sanitary sewer service to the Proposed Project Site as the preferred alternative.

The 2021 Final Supplemental GEIS prepared by OCIDA revisited the question of whether WPCP was the preferred alternative to attract industrial and commercial development to Onondaga County, and compared it to the same alternative candidate sites that were assessed in the 2012 DGEIS, concluding that "[n]one of the previously considered alternative locations would be able to accommodate the large-scale industrial use that the [White Pine Commerce] Park is promoting due to size limitations and proximity to services and necessary infrastructure." The 2021 SGEIS further concluded that significant expansion of WPCP was feasible and more likely to attract leading edge manufacturing, such as semiconductor manufacturing. The 2021 SGEIS assessed the additional potential significant adverse impacts from a larger facility (up to 4 million sf of manufacturing space) and increase in size of the development parcel to approximately 1,250 acres. OCIDA indicated in the SEQRA Findings Statement that "consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable."

The DEIS will include a summary of the prior Onondaga County site selection process, but will not include detailed impact assessment of any of the candidate sites included in that prior process.

4.3 ALTERNATIVES TO BE ANALYZED IN THE DEIS

4.3.1 No Action Alternative

Under the No Action Alternative WPCP would remain vacant land. However, OCIDA's 2021 SGEIS concluded that development of up to 4 million sf of manufacturing space would avoid, minimize, or mitigate adverse environmental impacts to the maximum extent practicable.

4.3.2 The Build Alternative

Micron intends to build a semiconductor manufacturing facility campus (the "Micron Campus") at the expanded WPCP, which will be built-out over an approximately 20-year period with four Fabs. It is expected that Fabs will be continuously fit-out and construction on the next Fab will be in sequence as the prior Fab finishes fit-out. The DEIS will analyze an interim analysis year of 2030 with Fab 1 in operation and Fab 2 under construction and anticipated completion of major off-site transportation improvements,[6] 2036 with Fab 1 and Fab 2 operating and construction of Fab 3 underway, as well as a final analysis year of 2041 for the with all four Fabs in operation with on-going fit-out of Fab 4).

[6] The 2030 interim year analysis will evaluate any traffic, air quality, noise, and construction impacts for what is projected to be a peak of operations and construction employment. For other areas of impact analysis, the 2036 analysis year representing completion of Fab 1 and Fab 2 will be used to reflect the larger amount of project completion at that time.

4.3.3 Reduced Scale Micron Proposed Project Alternative

The DEIS will consider an alternative development site plan reflecting a reduced scale of the Micron Proposed Project, which would comprise only the first two Fabs, as described above. All of the same off-site improvements would be considered as part of the Reduced Scale Micron Proposed Project and while the improvements would be scaled to the requirements of the smaller project, the areal extent of disturbance to construct those conveyances would be substantially similar to that required for the Proposed Project.

The purpose of this alternative is to assess significant adverse effects from a reduced scale project and compare such effects to the effects of the Build Alternative.

5 Analysis Framework

This section outlines the analytical framework that will be used to complete the DEIS. It describes the reasoning behind the chosen analysis year(s) and study area(s) and outlines the methodology used to establish baseline conditions from which the environmental effects will be analyzed.

5.1 ORGANIZATION OF THE ENVIRONMENTAL IMPACT STATEMENT

Preparation of the DEIS will conform to 6 NYCRR Part 617.9(b). The Proposed Project will be evaluated for potential significant adverse effects to the Project Site and applicable study areas for all relevant environmental technical categories in accordance with applicable SEQRA requirements. The DEIS will consider direct and indirect short-term (construction) and long-term (operational) effects of the Proposed Project. Cumulative impacts will also be addressed, as applicable. The DEIS will identify proposed mitigation for any significant adverse environmental impacts. The DEIS shall include a list of all Involved and Interested Agencies to which copies of the DEIS and supporting material will be distributed.

Consistent with those regulations, the DEIS technical chapters are proposed as shown below. Appendices of the DEIS will contain any detailed technical studies used to complete the DEIS.

- Cover Sheet (see below)
- Table of Contents
- Executive Summary
- Chapter 1 – Purpose and Need
- Chapter 2 – Project Alternatives and Description of the Proposed Project
- Chapter 3 – Land Use, Zoning, and Public Policy
- Chapter 4 – Community Facilities, Open Space and Recreation
- Chapter 5 – Socioeconomic Conditions
- Chapter 6 – Environmental Justice
- Chapter 7 – Historic and Cultural Resources
- Chapter 8 – Visual Impacts and Community Character
- Chapter 9 – Geology, Soils, and Topography
- Chapter 10 – Natural Resources
- Chapter 11 – Solid Waste & Hazardous Materials
- Chapter 12 – Transportation
- Chapter 13 – Air Quality
- Chapter 14 – Greenhouse Gas Emissions and Climate Change
- Chapter 15 – Noise and Vibration
- Chapter 16 – Utilities and Infrastructure
- Chapter 17 – Use and Consumption of Energy

- Chapter 18 – Construction
- Chapter 19 – Indirect and Cumulative Impacts
- Chapter 20 – Unavoidable Adverse Impacts
- Chapter 21 – Growth Inducing Aspects
- Chapter 22 – Irreversible & Irretrievable Commitment of Resources
- Chapter 23 – Mitigation
- Appendices

Consistent with 6 NYCRR Part 617.9(b)(3), the DEIS Cover Sheet shall:

(i) identify the document as a DEIS;
(ii) identify the name of the Proposed Project;
(iii) identify the location of the Proposed Project;
(iv) identify the name and address of the Lead Agency and the contact information of a person at the agency who can provide further information;
(v) identify the names of individuals and organizations that prepared any portion of the DEIS;
(vi) identify the date the DEIS was accepted as complete with respect to the Final Scope by the Lead Agency; and
(vii) identify the date of the DEIS Public Hearing and the closing of the Public Comment Period.

5.2 ANALYSIS YEARS

The following analysis years (build years) will be included in the DEIS for the Proposed Project. Selection of analysis years is based on Micron's projected operations and construction employment and peak levels of activities:

- 2030 — Interim analysis year with Fab 1 in operation and Fab 2 under construction and anticipated completion of major off-site transportation improvements[7];
- 2036 — Interim analysis year with Fab 1 and Fab 2 operating and construction of Fab 3 underway; and
- 2041 — All four Fabs in operation with on-going fit out of Fab 4.

Specific study areas for technical evaluations will be established and described in each chapter as appropriate (i.e., traffic intersections for analysis).

[7] The 2030 interim year analysis will evaluate any traffic, air quality, noise, and construction impacts for what is projected to be a peak of operations and construction employment. For other areas of impact analysis, the 2036 analysis year representing completion of Fab 1 and Fab 2 will be used to reflect the larger amount of project completion at that time.

5.3 METHODOLOGIES FOR TECHNICAL ANALYSES

5.3.1 Technical Studies

The environmental review will include evaluations of the full range of technical areas needed to comply with SEQRA. The following bullets identify the key environmental topics that could result in potential adverse impacts that will be studied. If environmental analysis reveals any significant adverse impacts, the document will identify any reasonable measures to minimize or mitigate those impacts. To the extent applicable, prior studies completed by OCIDA as part of its generic environmental impact statements will be referenced in the site-specific assessments completed as part of the current environmental impact statement.

- **LAND USE, ZONING, AND PUBLIC POLICY:** This analysis will assess land use, zoning, and public policy, including relevant New York State policy related to Green CHIPS. This analysis will also identify reasonably foreseeable development projects (projects known or likely to be built within the time horizon of the Proposed Project in the study area) based on information obtained from the Town of Clay, Town of Cicero, and Onondaga County. Changes in land use and/or zoning that may result from the Proposed Project, either directly or indirectly, will be described and evaluated. Consistency with any applicable local or regional policies, including the SMTC 2050 Long Range Transportation Plan, Onondaga County Comprehensive Plan, Onondaga County Sustainable Development Plan, Onondaga County Climate Action Plan, Town of Clay Comprehensive Plan, Town of Clay Northern Land Use Study, Town of Clay Local Waterfront Revitalization Program (LWRP) (for proposed modifications to the Oak Orchard WWTP), Town of Cicero Comprehensive Plan, and City of Oswego LWRP (for proposed improvements to water supply infrastructure) will be evaluated.
- **COMMUNITY FACILITIES/OPEN SPACE AND RECREATION:** The police, fire, and emergency service providers, and school district(s) that serve the Proposed Project will be identified and the impacts to each service will be analyzed with potential mitigation identified where significant adverse impacts are identified. The relevant Town of Clay and Town of Cicero departments will be consulted regarding the existing staffing of emergency services; planned changes to staffing levels, service levels, equipment and/or facilities; and how those departments would respond to emergency situations at the site. The DEIS will assess potential impacts of the Proposed Project on staffing levels, service levels, equipment and/or facilities on- and off-site. The chapter will discuss separation distance between buildings, proposed fire access, and construction in accordance with applicable building and fire codes. The chapter will also describe and map existing parks and recreational resources on-site and within the study area, including walking paths and trails. Using information made available by the State/County/Town parks agencies, the assessment will include a discussion of planned changes to existing parks and recreational resources, and/or development of new parks and recreational resources anticipated to occur in the future without the Proposed Project. Potential direct and indirect impacts of the Proposed Project on parks and recreational facilities will be assessed. Operations of the Proposed Project may result in new residential

populations that may generate additional school children. The DEIS will identify enrollment trends for school districts within the study area and will identify where any school districts may require capacity enhancements.

- **SOCIOECONOMIC CONDITIONS:** This analysis will examine the potential direct and indirect effects of the Proposed Project on population, housing, and economic activities within local and regional study areas. The local study area will be the Town of Clay, and the regional study area will include Onondaga County and surrounding counties in the Central New York region (the area from which most Micron employees would reside). The analysis will use a variety of data sources including the U.S. Census Bureau, New York State Department of Labor, Syracuse Metropolitan Transportation Council (SMTC), OCIDA, Empire State Development (ESD), and study area municipalities to present: existing demographic and workforce characteristics; changes that are expected to occur in the future independent of the Proposed Project; and the potential impacts of the Proposed Project. The impact assessment will consider changes in demographics and housing costs, changes in labor supply and effects on existing businesses, and municipal costs generated by the Proposed Project. In addition to considering potential adverse effects, the analysis will describe anticipated social and economic benefits such as jobs, economic and workforce development opportunities, and municipal and state tax revenues. This is necessary to issue findings where agencies must balance social and economic considerations against environmental impacts that cannot be avoided or mitigated.
- **ENVIRONMENTAL JUSTICE:** Pursuant to the Laws of New York (2022) ECL § 8-0113(2)(b), this analysis will consider the direct or indirect impacts of the Proposed Project on any identified low-income, minority, or "disadvantaged communities" (as defined in ECL § 75-0101(5)), including whether the Proposed Project may cause or increase a disproportionate pollution burden on those communities. This analysis will also follow Executive Order 12898 on Environmental Justice, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," Executive Order 14008, "Tackling the Climate Crisis at Home and Abroad," and Executive Order 14096, "Revitalizing our Nation's Commitment to Environmental Justice for All," to determine whether the Proposed Project will result in any disproportionate and adverse impacts on minority or low-income populations. This analysis will also describe the public outreach undertaken to inform and involve minority and low-income populations who may be affected by the Proposed Project.
- **HISTORIC AND CULTURAL RESOURCES:** This analysis will document the Proposed Project's impact on historic and cultural resources consistent with Section 14.09 of the New York State Historic Preservation Act, and NYSDEC Commissioner Policy 42, "Contact, Cooperation, and Consultation with Indian Nations." An Area of Potential Effects (APE) will be defined, and the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS) will be consulted to identify if there are any known listed or eligible structures within the APE. Additionally, any previously unidentified historic resources in the APE will be identified and evaluated. The evaluation will assess the potential of the

Proposed Project to affect historic and cultural resources in the APE including buried archaeological resources through consultation with the New York State Historic Preservation Office (SHPO). It is anticipated that Section 106 of the National Historic Preservation Act compliance would be completed by a Federal agency as part of federal permitting for the Proposed Project.

- **VISUAL IMPACTS AND COMMUNITY CHARACTER:** This analysis will evaluate the Proposed Project for potential visual and community character impacts. This section of the DEIS will detail the existing aesthetic characteristics of the WPCP and surrounding area through descriptive text and representative photographs including a description of prevalent land-forms and vegetative cover. Potential changes in views of the Proposed Project and its surroundings will be evaluated through comparisons of post-development conditions to the existing conditions and to the established aesthetic character of the surrounding area. The analysis will identify and describe significant views into the existing WPCP from a range of representative publicly accessible vantage points and aesthetic resources. The visual and architectural character of the Proposed Project, with special attention to the site lighting and off-site visibility of buildings and structures will be assessed. Assessment of impacts shall be based on the NYSDEC Program Policy document "Assessing and Mitigating Visual and Aesthetic Impacts" last revised December 13, 2019.
- **GEOLOGY, SOILS, AND TOPOGRAPHY:** This analysis will identify the major geologic and soil conditions on the property, focusing on suitability of the property for development and stormwater management purposes. The analysis will use information readily available from the United States Department of Agriculture's Natural Resources Conservation Service (e.g., soil survey) as well as the property survey to complete this chapter. Any soils on the property classified as prime agricultural soils will be identified. The assessment will also include a slope map and discussion of proposed modifications to site topography including categories of 0-10%, 10-15%, 15-25% and 25% or greater. A summary of the geotechnical investigation and cut and fill analysis will also be included.
- **NATURAL RESOURCES:** This analysis will address the potential impacts to natural resources present on the Project Site including threatened and endangered species, vegetated habitat, and waterbodies and wetlands. The U.S. Fish & Wildlife Service (USFWS) Information, Planning, and Consultation System (IPAC) and New York State Natural Heritage Program database will be queried for any known or potential threatened or endangered species within the study area. Consultation with NYSDEC and USFWS to develop protocol for assessing presence of habitat for any identified species and protocol for assessing potential impacts to any identified species will be undertaken. Wetlands will be delineated using the three-part standard outlined in the 1987 U.S. Army Corps of Engineers delineation manual, with the boundaries verified through the Jurisdictional Determination process. The Proposed Project's location with respect to any floodplain would also be documented. New York State regulated wetlands will also be delineated pursuant to the standards set forth at Article 24 of the Environmental Conversation Law and NYSDEC's freshwater wetlands regulations set fort at 6 NYCRR Part 663. Any such

resources will be characterized and any potential adverse impacts to them will be assessed and potential mitigation identified. While specific impacts and mitigation measures are not known at this time, impacts to wetlands from the Proposed Project are likely. Wetland mitigation could include on-site or off-site wetland enhancements approved by USACE and NYSDEC.

- **SOLID WASTE & HAZARDOUS MATERIALS:** This analysis will describe the proposed generation of solid waste by the Proposed Project and how that material will be handled, stored, and transported. This analysis will describe Micron's proposed measures to reduce generation of solid waste through reuse or recycling. This analysis will describe Onondaga County's Solid Waste Management Plan and how the Proposed Project would comply. The assessment of hazardous materials will include Phase I environmental site assessments compatible with American Society for Testing and Materials (ASTM) standards (E1527-21) to identify potential areas of concern within areas where construction of the Proposed Project would occur. Phase II environmental sampling would be conducted as needed and to the extent practicable. The chapter will identify any hazardous materials (including any chemical or petroleum bulk storage) that would be used, stored, transported, or generated by the Proposed Project and measures to protect against releases to the environment. Any warranted remedial approaches for addressing identified or potential contaminated materials would be described.
- **TRANSPORTATION:** Construction and operation of the Proposed Project can be expected to generate a substantial number of new vehicular trips on the local and regional highway network including local roads and Interstate 81 and NYS Route 481. The DEIS will describe the existing transportation network, project conditions in the future with and without the Proposed Project and will assess potential impacts associated with the Proposed Project, such as changes to intersection and roadway capacity and Levels of Service as well as access to existing and anticipated uses along key highway corridors serving the Project Site. In consultation with NYSDOT, New York State Thruway Authority, and Onondaga County Department of Transportation, automatic traffic recorder (ATR), turning movement counts (TMC), and vehicle classification counts (VCC) will be conducted. See Appendix A for additional information on proposed traffic data collection methods. Analysis will consider the effects of Proposed Project operations and construction, including during times when both operations and construction overlap. The DEIS will also describe the site driveways, internal circulation roadways, and parking facilities that will be part of the Proposed Project and designed to accommodate peak employee demand and on-going construction activity. The regional travel demand model developed by the Syracuse Metropolitan Transportation Council (SMTC), the designated Metropolitan Planning Organization (MPO) for the area serving the Project Site, will be used to identify existing and projected travel patterns on area roadways. A sub-area section of SMTC's model will be used to provide the analysis foundation for a Visum transportation planning model to assign routing through the regional study area. Micro-simulation modeling of roadways and intersections within the study area will be

conducted with either Vissim or Synchro traffic analysis modeling tools to analyze potential impacts of the Proposed Project following methodologies in NYSDOT's *The Environment Manual (TEM)*. Additional evaluations of existing crash patterns related to addressing safety, signal functionality, signing and striping, roadway lighting, and ITS systems will be completed to propose future improvements designed to increase safety and service in the area. While specific impacts and mitigation measures are not known at this time, impacts to area roadways due to additional traffic (during construction and during operations) from the Proposed Project are likely. Traffic mitigation may include improvements to area roadways or construction of new roadways.

- **AIR QUALITY:** This analysis will assess mobile source and stationary source air emissions from the Proposed Project, including the increased vehicular traffic on the local and regional roads and highways. The mobile source air quality analyses will be performed in accordance with the procedures found in the NYSDOT TEM, the USEPA guidance on project-level analyses, and the FHWA's current guidance on Mobile Source Air Toxic (MSAT) analysis. Potential air quality effects associated with construction activities will also be assessed. Overall, transportation conformity is not applicable to projects in Onondaga County. Consistent with the Clean Air Act and the Final Transportation Conformity Rule, the assessment will determine whether any regional or localized impacts to air quality (beneficial or detrimental) will result from the Proposed Project, including whether the Proposed Project would cause or contribute to any new violation of any National Ambient Air Quality Standards (NAAQS) in any area or increase the frequency or severity of any existing violation of any NAAQS in any area, or delay timely attainment of any NAAQS or any required interim emission reductions or other milestones in any area.

  The Proposed Project will require a stationary source air pollution control permit for the new manufacturing facilities. The air pollution control permit application will include evaluation of pollutants subject to NAAQS, New York air toxic control and ambient air requirements, and a Climate Leadership and Community Protection Act (CLCPA) greenhouse gas evaluation. The DEIS will summarize these detailed air quality modeling and impact assessment analyses that will be prepared to support the air pollution control permitting process.

- **GREENHOUSE GAS AND CLIMATE CHANGE:** This analysis will estimate greenhouse gas (GHG) emissions and will describe anticipated facility design features that will minimize energy consumption and GHG emissions. This analysis will use the Motor Vehicle Emission Simulator (MOVES). Following the rule of reason (*Final Guidance for Federal Departments and Agencies on Consideration of Greenhouse Gas Emissions and the Effects of Climate Change in National Environmental Policy Act Reviews*), MOVES can be used for calculation of mobile source GHG emissions as inputs are available from use in the NAAQS related analysis. The GHG assessment will also follow applicable standards or guidance from the New York State CLCPA.

- **NOISE AND VIBRATION:** The Proposed Project will have the potential to increase noise levels based on construction activities and operation of the proposed facility. The increase in vehicular traffic is also likely to result increase in noise levels both on- and off-site. Noise standards as

available from applicable local, state, and federal will be reviewed and used to establish impact thresholds and criteria. Traffic noise measurement and modeling methodology will use the NYSDOT TEM, Section 4.4.18, "Noise Analysis Policy and Procedures" (or "NYSDOT Noise Policy") and will use FHWA Traffic Noise Model (TNM) 2.5 to perform the traffic noise analyses. The assessment of potential noise impacts will also be conducted following the NYSDEC guidance document, "Assessing and Mitigating Noise Impacts" (DEP-00-1, Revised February 2, 2001).

- **UTILITIES & INFRASTRUCTURE:** As noted in the Proposed Project description, there are substantial off-site infrastructure improvements that will be required to support the Proposed Project. The DEIS will identify and describe these required improvements and assess if the Proposed Project, with improvements, has the potential to adversely affect the larger community in terms of potential impacts to water, stormwater, and sanitary sewer infrastructure. The analysis will also note connections to electrical and telecommunications infrastructure, and capacity of those systems, as applicable.
- **USE AND CONSUMPTION OF ENERGY:** This analysis will describe the Proposed Project's use and consumption of energy and measures that Micron intends to pursue to reduce energy consumption and use of renewable sources.
- **CONSTRUCTION IMPACTS:** This analysis will address impacts arising from the primary construction activities for the Proposed Project, such as construction traffic on surrounding streets, noise and vibration, air quality (e.g., emissions from construction equipment), effects on adjacent historic structures, dewatering activities, and any hazardous materials that may be disturbed by construction activities. This assessment will also qualitatively discuss potential human health impacts associated with noise, air quality, water quality, and traffic impacts from construction of the Proposed Project.
- **INDIRECT AND CUMULATIVE IMPACTS:** This chapter will summarize indirect and cumulative impacts of the Proposed Project. This analysis will summarize the Proposed Project's indirect (secondary) effects or impacts in each of the technical areas of evaluation. In addition, indirect impacts such as growth-inducing effects and changes in patterns of land use, as well as cumulative impacts, will be discussed.
- **UNAVOIDABLE ADVERSE IMPACTS:** This chapter will identify any impacts that are unavoidable and that cannot be reasonably mitigated.
- **GROWTH INDUCING ASPECTS OF THE PROPOSED PROJECT:** This chapter will focus on whether the Proposed Project will have the potential to induce new development within the surrounding area. As noted, one of the purposes of the Project will be to create both direct and indirect employment opportunities in Central New York. The DEIS will evaluate the impacts that arise from such economic enhancements.
- **IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES:** This chapter will include a discussion of any irreversible or irretrievable commitments of resources; this assessment typically entails use of building materials and energy that are committed to construction of a project.

- **MITIGATION:** This chapter will summarize any mitigation measures required to avoid, minimize or mitigate identified significant adverse effects. Mitigation measures will be described in detail in the technical analyses. While specific impacts and mitigation measures are not known at this time, impacts to wetlands and area roadways due to additional traffic (during construction and during operations) from the Proposed Project are likely. Wetland mitigation could include on-site or off-site wetland enhancements approved by USACE and NYSDEC. Traffic mitigation could include physical enhancements to area roadways, railways, and/or signal timing changes approved by the Federal Highway Administration (FHWA), NYSDOT or Onondaga County.

6 Agency and Public Coordination

Agency and public coordination are an integral component at all stages of planning and project development, including in this SEQRA scoping process.

6.1 AGENCY COORDINATION ACTIVITIES

The agency coordination process will include coordination with various Federal, State, and local agencies (see Table 1, "Preliminary List of SEQRA Lead, Involved, and Interested Agencies" and Table 2, "Preliminary List of Federal Agencies").

OCIDA, as the lead agency for the Proposed Project, has coordinated with Micron to identify Involved and Interested Agencies to be informed and involved throughout the environmental review.

An "Involved Agency" means "an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an 'involved agency' notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an 'involved agency'" (6 NYCRR 617.2(t)).

An "Interested Agency" means "an agency that lacks the jurisdiction to fund, approve or directly undertake an action but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An 'interested agency' has the same ability to participate in the review process as a member of the public" (6 NYCRR 617.2(u)).

TABLE 1 PRELIMINARY LIST OF SEQRA LEAD, COOPERATING, AND PARTICIPATING AGENCIES

Agency	Potential Role	Responsibilities
Lead Agency		
Onondaga County Industrial Development Agency (State environmental review lead)	Lead Agency	SEQRA leadership and coordination, establishing final entitlement of White Pine Industrial Park and coordination of land development agreements. Sale of OCIDA property to Micron. Potential property condemnation pursuant to New York Eminent Domain Procedure Law.
Involved and Interested Agencies		
New York State Department of Environmental Conservation	Involved Agency	Title V air quality permitting, wetlands jurisdictional determination and permitting, consultation related to threatened & endangered species, SWPPP permits for on-site and off-site land disturbance, modification to existing SPDES discharge for Oak Orchard WWTP, Section 401 water quality certification, hazardous petroleum and chemical bulk storage, and SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity.
New York State Empire State Development	Involved Agency	Approval of Green Chips Grant.
New York State Office of Parks, Recreation and Historic Preservation (OPRHP)	Involved Agency	Consultation related to potential impact to historic and cultural resources. OPRHP serves as the New York SHPO.
New York State Department of Transportation	Interested Agency	Consultation in traffic impact evaluation and mitigation measures to address adverse transportation impacts on state routes and interstate highways.
Syracuse Metropolitan Transportation Council (SMTC)	Interested Agency	General consultation and approval actions to add to official regional transportation plans.
Onondaga County Dept. of Transportation (OCDOT)	Interested Agency	Consultation in traffic impact evaluation and mitigation on county routes.
Town of Clay Planning Board	Involved Agency	Site Plan/Subdivision (re-subdivision of multiple parcels) approvals including MS4/SWPPP approval.
Town of Cicero Town Board	Interested Agency	Referral per General Municipal Law.
Town of Cicero Planning Board	Involved Agency	Subdivision Approval.
New York Power Authority	Involved Agency	Proving high-load factor energy allocation and ReCharge expansion energy allocation.
New York State Energy Research Development Authority	Interested Agency	Collaborating on Green Chips Grant.
Onondaga County Department of Water Environment Protection	Involved Agency	Enlarging wastewater treatment capacity and extending sewer lines to the Micron Campus; SPDES Industrial Pretreatment Permit
Onondaga County Water Authority	Involved Agency	Extending potable water lines to the Micron Campus.

TABLE 2 PRELIMINARY LIST OF FEDERAL AGENCIES

Federal Agencies	
US Dept. of Commerce	Approval of CHIPS Act funding application.
US Army Corps of Engineers (USACE)	Issue 404 Wetlands permit.
Federal Highway Administration	Consultation on the need and design of alterations to the national highway system and the interstate highway system to mitigate identified adverse traffic impacts.
U.S. Environmental Protection Agency	NEPA advisory role (i.e., Environmental Justice) and consultation related to the issuance of federally-delegated Clean Air Act and Clean Water Act permits to be issued by New York State Department of Environmental Conservation.
U.S. Department of Interior, Office of Environmental Policy and Compliance	Consultation related to Section 4(f) of the U.S. Dept. of Transportation Act.
U.S. Fish & Wildlife Service	Consultation on federal Endangered Species Act compliance.

Appendix A

AUTOMATIC TRAFFIC RECORDER (ATR) COUNTS

Continuous 24-hour, two-way Automatic Traffic Recorder (ATR) counts will be collected at 190 locations within the New York State Department of Transportation (NYSDOT) jurisdiction, collected at 65 locations within the Onondaga County Department of Transportation (OCDOT), and collected at 36 locations within the New York State Thruway Authority (NYSTA) jurisdiction, each for a total of 7 days. The ATR counts will be collected by a third-party vendor using traffic data collection cameras or pneumatic tubes. ATR volume data summaries will be summarized in 15-minute intervals by location. The proposed ATR count locations, for each jurisdiction, are shown in Figure A-1.

TURNING MOVEMENT COUNTS (TMC)

Turning Movement Counts (TMCs) will be collected at 25 signalized and 7 unsignalized intersections within the NYSDOT jurisdiction and at 3 signalized and 6 unsignalized intersections within the OCDOT jurisdiction. A high-resolution video technology will be used to record vehicle classification TMC counts and crosswalk pedestrian volumes for two 5-hour time periods. The classified TMC counts will be compiled on two representative mid-weekdays (Tuesday, Wednesday, or Thursday) during the ATR count period nearest their location. The time periods chosen for reduction will be subject to the ATR results but is currently anticipated to be 5AM to 10AM and 3PM to 8PM. The number of conflicting pedestrians and bicyclists will be counted simultaneously with vehicle turning movement counts. Traffic recorded in the TMCs will be sorted into four classifications: Autos, Buses (including non-articulated buses, articulated buses and jitneys), Medium Trucks, and Heavy Trucks. The proposed TMC count locations are provided in Figure A-2.

VEHICLE CLASSIFICATION COUNTS (VCC)

29 ATR locations have been identified within the NYSDOT jurisdiction and 4 ATR locations have been identified within the NYSTA jurisdiction for Vehicle Classification Counts (VCCs). VCC shall be collected to provide detailed vehicle classification data over a 24-hour period during one of the three representative mid- weekdays (Tuesday, Wednesday, or Thursday). The VCC volume data summary will be summarized by location in 15-minute intervals. Traffic recorded for the VCCs will be sorted into four vehicle classifications: Autos, Buses (which would include non-articulated buses, articulated buses and jitneys), Medium Trucks, and Heavy Trucks. The proposed VCC ATR count locations are provided in Figure A-3.

FIGURE A-1 AUTOMATIC TRAFFIC RECORDER LOCATIONS

FIGURE A-2 TURNING MOVEMENT COUNT LOCATIONS

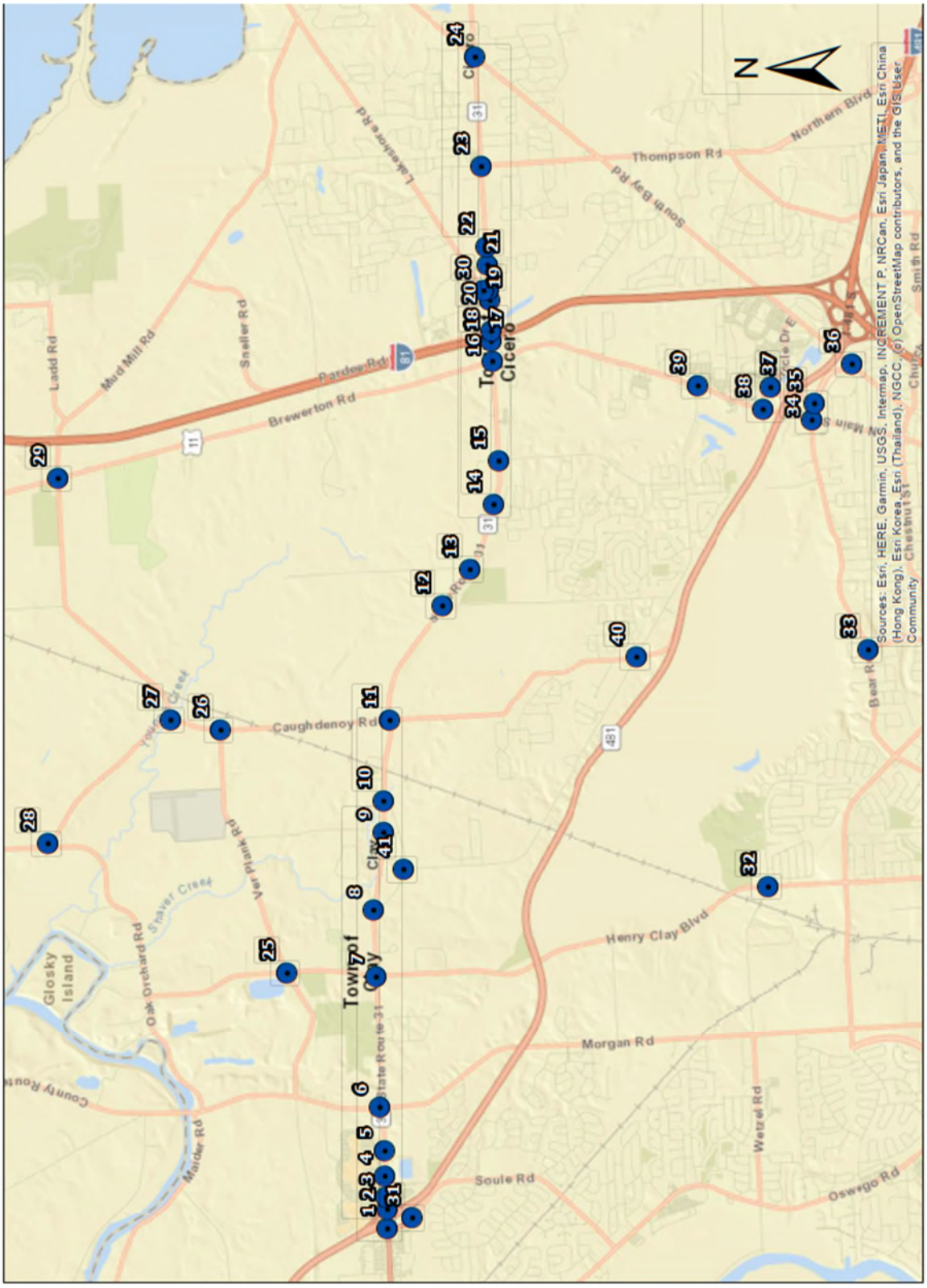
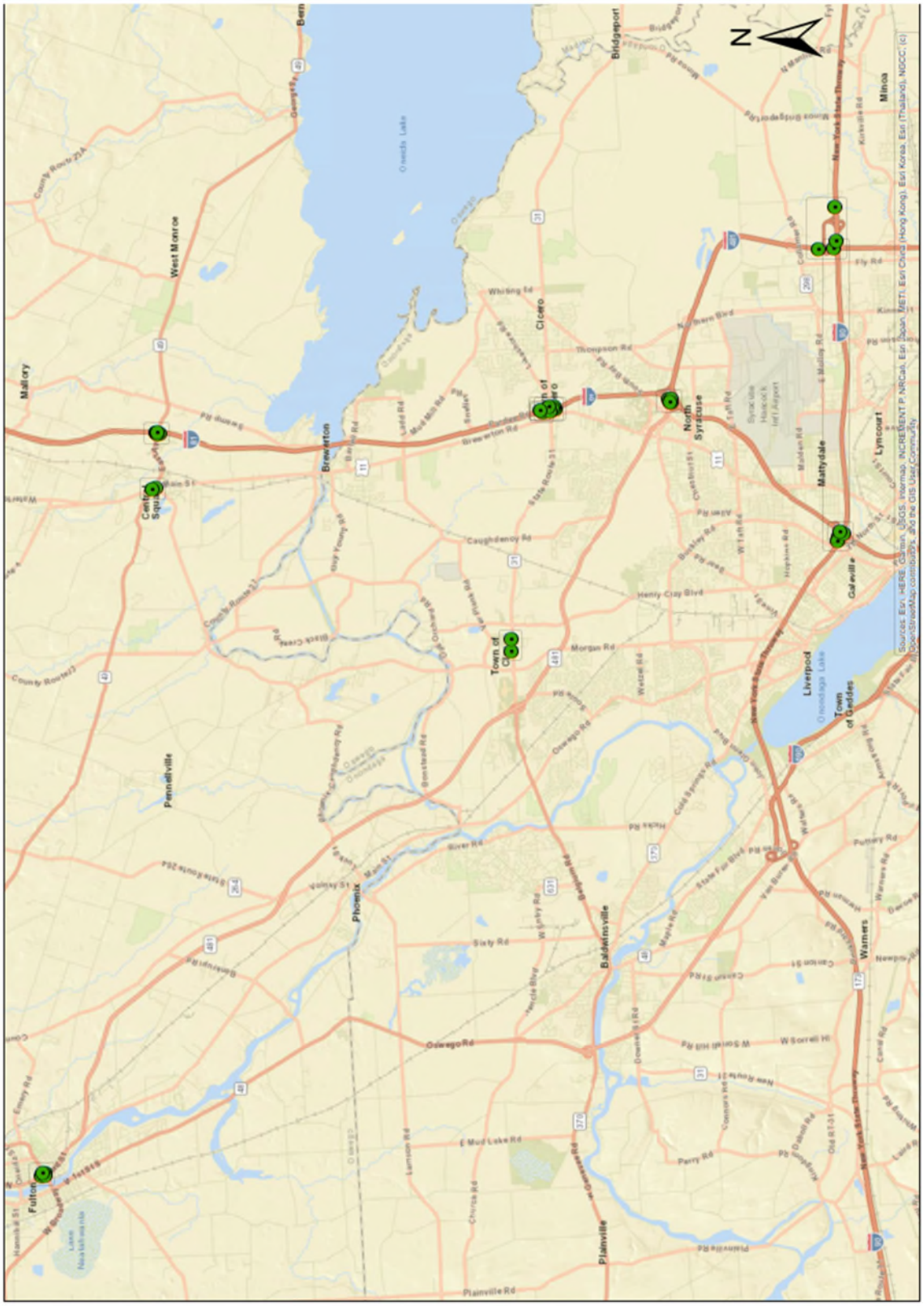


FIGURE A-3 VEHICLE CLASSIFICATION COUNT LOCATIONS



JOHN P. SIDD, ESQ.
Direct Line: (315) 565-4559
jsidd@hancocklaw.com

September 11, 2023

Robert Petrovich, Executive Director
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M
Syracuse, New York 13202

Re: Amendment to Financial Assistance Application
Micron New York Semiconductor Manufacturing LLC

Dear Mr. Petrovich:

Enclosed please find an amended Micron Fabs 1 and 2 Phase Town of Clay Tax Map Parcel ID List. The enclosed is intended to replace the Micron Fabs 1 and 2 Phase Town of Clay Tax Map Parcel ID List referenced as an attachment in Section II(A) of Micron New York Semiconductor Manufacturing LLC's Application for Financial Assistance submitted to the Onondaga County Industrial Development Agency on July 14, 2023, the only revision being the removal of Town of Clay Tax Parcel 046.-02-03.2 (36.90 acres). Thank you for your attention to this matter and please do not hesitate to contact me with any questions.

Very truly yours,

HANCOCK ESTABROOK, LLP

John P. Sidd

John P. Sidd

cc: Jeffrey W. Davis, Esq.
Carson Henry
Anna Eberlin, Esq.

MICRON FABS 1 AND 2

TOWN OF CLAY TAX MAP PARCELS

046.-02-01.0
046.-02-02.1
046.-02-02.2
046.-02-03.1
046.-02-04.0
046.-02-05.1
046.-02-05.2
048.-01-01.0
048.-01-02.1
048.-01-02.2
048.-01-23.1
048.-01-23.3
049.-01-15.0
049.-01-16.0
049.-01-17.0
049.-01-18.4
049.-01-19.1
049.-01-19.2
050.-01-01.0
050.-01-02.1
050.-01-03.1
050.-01-04.1
050.-01-04.2
050.-01-04.3
050.-01-04.4
050.-01-05.0
051.-01-10.1
051.-01-10.6
051.-01-10.7
051.-01-10.8
051.-01-10.9
051.-01-12.0
064.-01-06.3
064.-01-08.0

TOTAL ACREAGE: +/- 806.16