



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
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Meeting Agenda May 12, 2020

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

- A. Approval of Minutes-April 14, 2020
- B. Treasurers Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. Cicero Energy Storage I, LLC (CES I) 3101-20-05A: Second Meeting

Cicero Energy Storage I, LLC, is proposing the construction of a 5-megawatt solar facility in the Town of Cicero.

Agency Action Requested:

- a. SEQR Resolution.
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include a Payment in Lieu of Tax Agreement, Sales Tax Abatement, and Mortgage Recording Tax Abatement.

Representative: Kevin McAuliffe, Barclay Damon, LLC

2. Cicero Energy Storage II (CES II) 3101-20-06A: Second Meeting

Cicero Energy Storage II, LLC, is proposing the construction of a 5-megawatt solar project in the Town of Cicero.

Agency Action Requested:

- a. SEQR Resolution.
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include a Payment in Lieu of Tax Agreement, Sales Tax Abatement, and Mortgage Recording Tax Abatement.

Representative: Kevin McAuliffe, Barclay Damon, LLC

3. OYA Solar PILOT A (3101-20-04B): Initial Meeting

OYA Solar is proposing the construction of a 5-megawatt solar project in the Town of Lysander.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Glenn McKay, Project Manager, OYA Solar

4. OYA Solar PILOT B (3101-20-07B): Initial Meeting

OYA Solar is proposing the construction of a 1-megawatt solar project in the Town of Lysander.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Glenn McKay, Project Manager, OYA Solar

5. Green Street Power Partners (GSPP) Caughdenoy Road (3101-20-09A): Initial Meeting

GSPP Caughdenoy Road is proposing the construction of a 5-megawatt solar project in the Town of Clay.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Joseph Mendelsohn, Project Manager, Omni-Navitas

6. Green Street Power Partners (GSPP) Sentinel Heights (3101-20-10B): Initial Meeting

GSPP Sentinel Heights is proposing the construction of a 3.75-megawatt solar project in the Town of Lafayette.

Agency Action Requested:

- a. A Resolution from the Board to authorize a public hearing.

Representative: Joseph Mendelsohn, Project Manager, Omni-Navitas

7. Syracuse Property Partners: (3010-06-15A)

Modification of PILOT agreement

Agency Action Requested:

Resolution Modification.

- a. A Resolution authorizing extension of a Payment in Lieu of Tax Agreement.

Representative: Jeff Davis, Barclay Damon, LLC

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency Regular Meeting Minutes April 14, 2020

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, April 14, 2020 via Zoom Teleconference.

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

PRESENT VIA TELECONFERENCE:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Steve Morgan
Fanny Villarreal
Kevin Ryan
Victor Ianno

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Carolyn Evans-Dean, Economic Development
Jeffrey Davis, Barclay Damon Law Firm
Amanda Mirabito, Barclay Damon Law Firm
George Laigaie, TC Syracuse Development Associates, LLC
Paul Reichel, Bond Schoeneck & King
Brian Gerling, Bond Schoeneck & King
Kevin McAuliffe, Barclay Damon Law Firm
Bob Murray, Harris Beach Law Firm
Andrew Israelson, Convergent Energy & Power
Becky Koze, Convergent Energy & Power

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

APPROVAL OF REGULAR MEETING MINUTES – MARCH 17, 2020

Upon a motion by Fanny Villarreal, seconded by Kevin Ryan, the OCIDA Board approved the regular meeting minutes of March 17, 2020. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of March 2020.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of March 2020. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #442.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #442 for \$162,506.84 and PILOT payments to City of Syracuse for \$8,604.73, Syracuse City School District for \$15,358.48 and Onondaga County for \$10,813.24. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC-LOCAL ACCESS POLICY

Robert Petrovich stated TC Syracuse submitted a local labor waiver request for the project in Clay, New York. He stated there were a number of conversations on this topic relevant to our local labor policy and the amount of local labor on this project. He stated the project is approximately \$350,000,000 in total project costs and of that \$67,600,000 in labor. He stated the information he has is there is \$47,500,000 in local labor out of the \$67,600,000 total and that is about 70.2% local labor and 29.8% non-local labor. He stated there are a number of reasons and factors that go into that. He stated primarily some folks locally have chosen not to bid on the project because the size of its scope; they have other existing business they want to make sure they service and other folks could not meet pricing or schedule constraints. He stated with a project of this size it is not unusual to fall short of the total 100% goal that have. He stated in addition to that there are some specialized services, specialized installations, and specialized engineering because of the nature of the potential end user of the project that requires labor

coming in outside the area. He stated even with the businesses we have locally, because of other commitments, have not provided 100% of their existing labor to the project. He stated as a result of that the cumulative effect of all that gets us to 70.2% local labor and a local labor waiver request of 29.8%. He stated he has been told by Trammel Crow directly via Mr. Laigaie that they agree with setting 70-30 as the minimum amount of local labor and it may get better as they progress.

Susan Stanczyk asked to expand on the specialized labor that is not available locally. Robert Petrovich stated being a highly automated facility there are specialized engineering and installations. He stated a lot of the pick and pull will be done by robotics and those providers that work in this industry are specialists coming from out of the area. He stated his understanding is we don't have that skill set locally and readily available.

Patrick Hogan stated many of these companies were reluctant to commit their workforce because of the size of the project and preexisting contracts. Robert Petrovich stated that is true. He stated he reached out to local labor both the Carpenters Union, Mitch Latimer, and the Plumber's & Steamfitters Union, Greg Lancette. He stated his understanding and feedback from those gentlemen is certainly they would like more but they are not unhappy with where we are in the terms of balance of the dollars coming into the economy from local labor on the project.

Patrick Hogan stated it is almost \$50,000,000 in local labor and certainly an economic boost in this current economic climate. He asked if 90% of the work is union labor. Robert Petrovich stated yes almost 90% is union labor. Patrick Hogan stated that is a good wage.

Jeff Davis stated he thinks it is consistent with a project this size with this schedule. He stated he thinks there were several local companies that responded and their response was they could not dedicate their entire workforce and some of the workforce to support their response would come from outside the local area. He stated it shows the size of the project and the schedule is such that a waiver of the policy was anticipated. He stated the applicants spoke to that early on in the process that there was going to be a need given the schedule and the size that the project would require this.

Patrick Hogan asked if the time frame is 18 months. Jeff Davis stated yes.

Jeff Davis stated from a SEQR standpoint the project was already looked at and any decision here would not change the SEQR determination as presented so that determination would still stand.

Victor Ianno stated they have given it the effort and the publicity has made people aware this opportunity and if they can't fill it they can't be a part of it. He stated the Board has done their due.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution approving the request for waiver to the Local Access Policy for the TC Syracuse Development Associates, LLC project. Motion was carried.

TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC-INTERIM SALES AND USE TAX EXEMPTION

Robert Petrovich stated TC Syracuse is requesting interim sales and use tax exemption at sales tax closing projected to be on or about April 27 and a subsequent closing on a PILOT and mortgage recording tax abatement he believes in June. He stated we understand the project is underway and no construction is happening. He stated the applicant has requested that the Agency grant this request so the applicant can receive an ST-60 and take advantage of the benefits that were previously approved for sales and use tax exemption on the materials being purchased. He stated there is a balance of the IDA fee outstanding totaling \$875,000 which was to be paid at closing. He stated since we are bifurcating the closing the applicant has agreed when we close for the sales tax they will make a payment of \$500,000 to the IDA and the remaining \$375,000 will be paid in June when we close on the PILOT and the mortgage recording tax benefits.

Jeff Davis stated this is a Type 2 Action under SEQR so there are no environmental impact statement and no determination procedure required.

Upon a motion by Victor Ianno, seconded Susan Stanczyk, the OCIDA Board approved a resolution granting an interim sales and use tax exemption for the TC Syracuse Development Associates, LLC project. Motion was carried.

George Laigaie stated he would like to take the opportunity to thank the Board and Patrick Hogan for the continued help, cooperation and assistance with the project. He stated it has been very challenging project as you would guess. He stated with the COVID-19 the challenges with that have really stretched their imagination on how to get the project done. He stated they certainly appreciate the help and cooperation of OCIDA and the Board in helping them with the fundamental pieces of the project. He stated he wants to thank Bob. He stated he talks daily with Bob and he is always in assistance and right hand. He stated he is always pushing the project and when required he gets County Executive McMahon involved. He stated the County Executive has helped them get their designation correct. He stated they appreciate the help of Mitch Latimer and Greg Lancette for all the local labor that they were able to incur on the project. He stated they will push to up the numbers but it is a very trying time. He stated many of the good quality contractors in the local area have closed their shop either for the period or forever because of these conditions. He stated several are concerned about being too much of a commitment on a singular job and having to forgo other daily relationships they have incurred over the years. He stated it has been a trying time for all and he wanted to make sure the Board understood with Bob and Ryan that we have a team that is working with them every day trying to help them to do the best they can for local community and for the project.

Patrick Hogan thanked George Laigaie for his decision and investment in this community and that we really appreciate it. He stated he knows Mr. Petrovich and he knows he probably talks to Mr. Laigaie every day and that is a great relationship. He stated welcome to Onondaga County and all they have done for us pushing forward on this.

TESSY PLASTICS CORPORATION – SEQR AND FINAL RESOLUTION RATIFICATION

Robert Petrovich stated as the Board recalls at the last meeting Tessy came before the Board and the project was approved. He stated this is a cleanup resolution. He stated we want to make a SEQR approving resolution first and then a final resolution approving the project making sure everything is in the correct order.

Brian Gerling stated the Board went through this the last meeting but we went out of order. He stated the Board has the SEQR resolution which the Town of Elbridge was the lead agency and

also the final approving resolution. He stated it is just a matter of crossing the t's and dotting the i's at this juncture. He stated it was prior approved but want to put in proper order.

Robert Petrovich stated Kevin McAuliffe from Barclay Damon is representing the applicant so conflict counsel on this has been Bond Schoeneck & King, Brian Gerling and Paul Reichel. He stated any questions should be directed to them.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution ratifying the SEQR Resolution for the Tessy Plastics Corporation project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution ratifying the Final Approving resolution for the Tessy Plastics Corporation project. Motion was carried.

CICERO ENERGY STORAGE I, LLC (CES I) – PUBLIC HEARING

Robert Petrovich stated Barclay and Damon is representing the applicant and staff has reached out to Bond Schoeneck and King to represent the Agency as conflict counsel, He stated Bond Schoeneck and King will be representing the Agency for CES I and CES II.

Kevin McAuliffe stated he would like to address both projects at the same time because of the similarity of the construction and application. He stated these are companion applications from Cicero Energy Storage I, LLC and Cicero Energy Storage II, LLC by Convergent Energy, the parent corporation of each of the LLCs. He stated these projects are a result of an RFP issued by National Grid because of a distribution and energy shortfall in the Town of Cicero in association with the Pine Grove substation. He stated the Public Service Commission has been asking for what they call non wire alternatives. He stated where there is a shortage of power in an area, rather than causing all the rate payers to pay for new lines, substations, upgrades etc., they are looking for developers to bring in an energy source in that immediate area that can supplement that which National Grid can supply in peak times. He stated National Grid identified peak hours, peaks days and volume that they needed. He stated these two projects together provide that response for National Grid. He stated each one of the two projects consists of 5 mw of solar panels together with 20 mw of battery energy storage system (BESS). He stated during the day

these will charge the batteries assuming there is sunlight. He stated when necessary the batteries will be called upon to provide power into the Grid.

Andrew Israelson stated Convergent is an energy storage focused developer and owner/operator of energy facilities around the US and also in Canada. He stated they have been around for approximately a decade and founded in 2011 by the CEO and CFO. He stated over the years they have grown from a two man team to almost 40 people all based in New York City and their control center is also located in New York. He stated they have about 240 megawatt hours of assets which is a little over \$150,000,000 worth of assets operating or in construction around the country. He stated some of those incorporate solar as well. He stated the decision to jump into solar was due to the fact that some of their clients be it corporations or other utilities are looking for a green source of generation to basically charge those batteries as well as the investment tax credit which helps offset the cost of the project . He stated the client could be utility or large corporation that has a large power need.

Andrew Israelson stated they developed this project in response to an RFP that was put out by National Grid under the New York State Department of Public Service Program called Non Wires Alternatives. He stated these are projects designed to help defray or completely avoid a large capital investment in traditional infrastructure. He stated that can usually be a new substation which was envisioned at the Pine Grove Substation in Cicero, it could be the rebuilding of a transmission or distribution line or really any sort rate based type expenditure by the utility. He stated the way these projects come about is when the utility submits their capital expenditure plan and distribution system integration planning each year to the Public Service Commission, if it is over a certain threshold, they have to do a study to see whether or not a non-wires alternative or other mechanism would save the ratepayers money. He stated an acceptable alternative would be to defer or completely avoid that capital expenditure. He stated he has worked on these at Conversion and one or two in New York State with his prior company. He stated there is a large roster of experience in working in New York State with these opportunities. He stated they view them as being beneficial both to local economy in saving rate payers' money but also generate local economic benefit. He stated they tried to partner with local firms in the development process and their engineer of records is Iannuzzi and Roman and interconnection which is the electrical diagrams and forms they fill out for National Grid they are using Green Spark. He stated for some environmental work they are using EDR located in Syracuse. He stated for the archeology studies which are usually required on sites of this size

they are using the Paleontology and Archeology facility at Binghamton University which has been a fantastic experience. He stated they are a not for profit that provides the services. He stated landowner associated with CES I is Rich Ricelli of Ricelli Enterprises and they will be leasing it from him. He stated Tarky Lombardi is the owner of the northern site. He stated they are working with the Department of Public Service and the Joint Utilities of New York. He stated he can't legally comment on the relationship with National Grid at this juncture until certain disclosures have been filed with the Public Service Commission. He stated these projects will also be participating in the value stack mechanism so the power not utilized from the non-wires alternative will be available to be subscription the same way the Board has seen some of the projects like Abundant Solar. He stated local businesses and residences will be able to subscribe to get credits from this facility to offset their bills. He stated this will lower the cost to the rate payers.

Victor Ianno asked where the property is. Andrew Israelson stated the northern site is on the corner of Island Road and Northern Boulevard and the other site is directly to the South.

Andrew Israelson stated there are two separate LLC's with two separate sites because in the RFP it was requested to provide relief for a transformer bank and in New York State you can only have 5 mw per project and this is a 10 mw solution. He stated they have two separate projects with two separate LLCs per New York State interconnection standards.

Victor Ianno asked if the company has purchased the land. Andrew Israelson stated they are under a long term lease with the landowners.

Victor Ianno asked if it is typical when the lease is over they would tear it down and it goes back to vacant land. Andrew Israelson stated yes and both as a condition of the lease and condition of the site plan approval unlikely there will be a decommissioning bond which was presented as part of their decommissioning plan. He stated the land is restored to how it was when they first got there and seed it.

Victor Ianno asked if they have ever had to take a solar farm down. Andrew Israelson stated since Conversion has only existed for a decade and these usually have 30 year life spans, they personally have not. He stated they have acquired farms where they had to take everything out and put in new equipment. He stated his previous company and as an industry overall it has

occurred mainly from mechanical failures or tornadoes or hurricanes where it doesn't make sense to rebuild.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution describing the proposed Cicero Energy Storage I, LLC (CES I) project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Kevin Ryan abstained. Motion was carried.

CICERO ENERGY STORAGE I, LLC (CES II) – PUBLIC HEARING

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution describing the proposed Cicero Energy Storage II, LLC (CES II) project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Kevin Ryan abstained. Motion was carried.

CENTRAL NEW YORK INTERNATIONAL BUSINESS ASSOCIATION (CNYIBA CONTRACT)

Robert Petrovich stated at the last meeting there was discussion from the Board about an interest in looking at the contract and the contract has been distributed to the Board members for their review. He stated it has been discussed at prior meetings in terms of the general business terms between OCIDA and CNYIBA. He stated staff is looking to work through 2020 with the IBA and its executive director to assist us with our FTZ activities and to help enhance the services we offer to the constituency as part of import export activities. He stated the contract has been out there and he is asking the Board if there are any questions to the contract and then asking to execute the agreement.

Victor Ianno asked if this contract is only when we need them. Robert Petrovich stated yes and it is on demand services for activities related to FTZ. He stated it is a part time engagement that will take us through the course of the year.

Victor Ianno asked if no one applies for benefits then there is no work done. Robert Petrovich stated we are looking to expand that activity within the office. He stated it is an area that staff

thinks can enhance the services that we provide to companies like PPC and others that are located within FTZ 90. He stated it is really an activity assessing whether or not we can develop this service or maintain it at its current level.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Execution of a Consulting Services Agreement. Motion was carried.

BARBAGALLO'S TAVERN, INC.

Jeff Davis stated Barbagallo's has an existing mortgage and they are getting a second mortgage and consolidating those together. He stated the Agency has a lease with them and the Board has to agree to the existing mortgage consolidation with the second mortgage. He stated there is no mortgage recording tax and really just the Board's consent because they are in the chain of title.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the execution of lender documents. Motion was carried.

Jeff Davis stated from a SEQR perspective Barbagallo's is a Type II action and no environmental review determination or environmental impact statement are needed. He stated he was on mute when the previous vote took place and was unable to get that in time before the vote. He asked procedurally if the Board would redo the vote noting that it is a Type II action.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the execution of lender documents for Barbagallo's and is a Type II action. Motion was carried.

Patrick Hogan thanked everyone and said this is the new norm. He stated he appreciates everyone's efforts today especially from staff and all the Board members who were able to participate today as well as everyone from the community. He stated as our County Executive says we are part of the County's government and we continue to act but with a new normal we are acting.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:52 am. Motion was carried.

Nancy Lowery, Secretary



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April 30, 2020

Revenue / Expense / Income	Current Period	Current YTD	2020 Budget Amount	Current YTD Change to Budget
Operating Revenue	501,586	1,820,394	1,526,000	294,394
Administrative Expense	44,981	168,722	900,000	(731,278)
Operating/Program Exp.	43,782	73,793	626,000	(552,207)
Net Ordinary Income	412,822	1,577,879	-	1,577,879

Current Assets	Current YTD	Prior YTD
Total Cash	2,652,987	1,851,853
Less Pass Through Received	2,778	73,173
Available Cash	2,650,209	1,778,680
Receivables (less pass through rec.)	1,739,647	970,447
Grant Reimbursements	268,733	268,733
Total	4,658,589	3,017,860

Reserve for Contracts	
County Operations 2020	731,278
Marketing	14,737
Professional Services	39,416
Website Design	(75)
333 W. Washington St 2020 Rent	50,095
WPCP Sewer Design Engineering	108,151
OBG WPCP Engineering	-
OBG WPCP Drone Flyover	-
OBG WPCP CO #2 Site Selection	-
OBG WPCP CO #3 Additional Studies	(2,418)
OBG WPCP CO #4 Additional Studies	563,498
JMT 800 Hiawatha Engineering	25,000
National Grid WPCP Engineering Gas	200,000
National Grid WPCP Engineering Electric	175,000
CNYIBA Consulting Services Agreement	35,000
Total	1,939,682

Receivables	
0-120 days	1,248,890
> 120 days	490,757
Total	1,739,647

Onondaga County Industrial Development Agency

PROFIT AND LOSS

April 2020

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	500,000.00
Total 2116 Fees	500,000.00
2410 Lease Income	1,500.00
Total 500 Operating Revenue	501,500.00
501 Non-Operating Revenue	
2401 Interest Income	86.03
Total 501 Non-Operating Revenue	86.03
534 Pilot & Pass Thru Revenue	
528 Pass thru Income	2,778.21
Total 534 Pilot & Pass Thru Revenue	2,778.21
Total Income	\$504,364.24
GROSS PROFIT	\$504,364.24
Expenses	
6400 Operating Expense	
6401 Insurance D&O Liability	5,664.00
6402 Rent	14,904.56
6406 Other Professional Services	255.00
6407 Administrative Expense	44,981.45
6408 Board Mtg Exp	4.00
6409 Conference Attendance	789.00
6410 Office Expense	985.72
6413 Legal	14,969.42
6415 FTZ	1,250.00
Total 6400 Operating Expense	83,803.15
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	2,011.00
6510.7 WPCP Marketing	2,949.48
Total 6510 White Pine Commerce Park	4,960.48
Total 6500 Agency Program Expenses	4,960.48
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	2,778.21
Total 6605 Pilot & Pass Thru Expenses	2,778.21
Total 6600 Non-Operating Expenses	2,778.21
Total Expenses	\$91,541.84
NET OPERATING INCOME	\$412,822.40
NET INCOME	\$412,822.40

Onondaga County Industrial Development Agency

BALANCE SHEET

As of April 30, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	1,771,968.75
200.2 Cash - M & T Money Maker Savings	889,926.44
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	2,652,987.37
Total Bank Accounts	\$2,652,987.37
Accounts Receivable	
380 Accounts Rec.	
380.2 PILOTs Rec	
380.222 Bank of NY	-2.00
Total 380.2 PILOTs Rec	-2.00
380.6 A/R Agency Fees	1,334,827.58
Total 380 Accounts Rec.	1,334,825.58
Total Accounts Receivable	\$1,334,825.58
Other Current Assets	
391 Long Tern Receivable	222,024.00
392 Loans Receivable	
392.065 Simple Admit Current	-0.32
392.066 Aquari current	-0.24
Total 392 Loans Receivable	-0.56
393 Grant Reimbursements	
393.1 ESD WPCP	134,366.66
393.2 Nat Grid WPCP	134,366.66
Total 393 Grant Reimbursements	268,733.32
Total Other Current Assets	\$490,756.76
Total Current Assets	\$4,478,569.71

Onondaga County Industrial Development Agency

BALANCE SHEET

As of April 30, 2020

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	1,520,401.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
Total 101 White Pines Commerce Park	3,327,146.03
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	4,583,491.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	2,861.40
211 A/D Office Furniture	-2,861.00
213 A/D Buildings	-65,068.00
Total Fixed Assets	\$4,518,423.93
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$8,998,635.40

Onondaga County Industrial Development Agency

BALANCE SHEET

As of April 30, 2020

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	44,981.45
600.206 Mileage Reimbursement	81.41
600.207 EPP App Deposit	250.00
600.208 BlueRock Energy Agreement Deposit	25,000.00
Total 600 Accounts Payable	70,312.86
601 PILOT and Pass Thru Payable	
602 Pass Thru Payable	10,371.00
603 PILOT Pass Thru	74,061.60
Total 601 PILOT and Pass Thru Payable	84,432.60
631 Due to Other Governments	
631.1 Towns	
631.12 Dewitt	15.93
631.145 Onondaga	3.24
631.17 Van Buren	0.20
Total 631.1 Towns	19.37
631.3 Schools	
631.325 Jamesville-Dewitt	104.23
631.335 Liverpool	-0.01
631.337 Lyncourt	0.01
631.34 Marcellus	0.01
631.345 North Syracuse	-0.01
631.356 Syracuse	-0.01
Total 631.3 Schools	104.22
631.4 Onondaga County	1,040.89
631.5 City of Syracuse	1,615.86
Total 631 Due to Other Governments	2,780.34
Total Other Current Liabilities	\$157,525.80
Total Current Liabilities	\$157,525.80
Total Liabilities	\$157,525.80
Equity	
3900 Equity Unreserved	4,544,563.05
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,939,682.48
465 Equity - Unreserved	-1,566,853.48

Onondaga County Industrial Development Agency

BALANCE SHEET

As of April 30, 2020

	TOTAL
Net Income	1,577,878.92
Total Equity	\$8,841,109.60
TOTAL LIABILITIES AND EQUITY	\$8,998,635.40

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #443
May 12, 2020

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP</u>	\$	3,712.50
	Inv#5068202, Legal thru 3/31/2020		
2.	<u>SYRACUSE DESIGN GROUP*</u>	\$	255.00
	Inv#5662, Website Design Services Jobs Section		
3.	<u>FEDEX</u>	\$	<u>24.70</u>
	Inv#7-002-09649, Shipping to Barclay Damon		
TOTAL		\$	3,967.50

* Ratification of Check dated April 24, 2020

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #443
May 12, 2020

PILOT Payments

1.	<u>TOWN OF CAMILLUS</u>	\$	4,901.42
	2020 Finger Lakes Railway PILOT Payment		
2.	<u>TOWN OF DEWITT</u>	\$	15.93
	1st Quarter 2020 Syracuse Rail PILOT Payment		
3.	<u>TOWN OF ELBRIDGE</u>	\$	1,997.03
	2020 Finger Lakes Railway PILOT Payment		
4.	<u>TOWN OF GEDDES</u>	\$	66.44
	2020 Finger Lakes Railway PILOT Payment		
5.	<u>TOWN OF ONONDAGA</u>	\$	3.24
	1st Quarter 2020 Syracuse Rail PILOT Payment		
6.	<u>VILLAGE OF CAMILLUS</u>	\$	847.64
	2020 Finger Lakes Railway PILOT Payment		
7.	<u>VILLAGE OF SOLVAY</u>	\$	531.04
	2020 Finger Lakes Railway PILOT Payment		
8.	<u>CITY OF SYRACUSE</u>	\$	1,615.86
	1st Quarter 2020 Syracuse Rail PILOT Payment		
9.	<u>JAMESVILLE DEWITT CSD</u>	\$	104.23
	1st Quarter 2020 Syracuse Rail PILOT Payment		
10.	<u>JORDAN ELBRIDGE CSD</u>	\$	16,906.12
	2020 Finger Lakes Railway PILOT Payment		
11.	<u>MARCELLUS CSD</u>	\$	253.05
	2020 Finger Lakes Railway PILOT Payment		
12.	<u>SOLVAY FSD</u>	\$	3,390.10
	2020 Finger Lakes Railway PILOT Payment		

13. <u>WEST GENESEE CSD</u>	\$	11,905.16
2020 Finger Lakes Railway PILOT Payment		
14. <u>ONONDAGA COUNTY</u>	\$	<u>7,915.33</u>
1st Quarter 2020 Syracuse Rail & 2020 Finger Lakes RR PILOT Payment		
TOTAL	\$	45,551.17

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
4/30/2020

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2020	1-1-20-12-31-20	\$900,000.00	\$168,721.92	\$731,278.08
MARKETING	1-1-20-12-31-20	\$15,000.00	\$262.76	\$14,737.24
PROFESSIONAL SERVICES	1-1-20-12-31-20	\$55,000.00	\$15,584.42	\$39,415.58
WEBSITE DESIGN	8/31/16-12-31-20	\$10,000.00	\$10,075.00	-\$75.00
333 W. WASHINGTON ST 2020 RENT	1-1-20-12-31-20	\$65,000.00	\$14,904.56	\$50,095.44
WPCP SEWER DESIGN ENGINEERING	1/31/16-1/31/17	\$268,628.00	\$160,476.55	\$108,151.45
OBG WPCP ENGINEERING	2/28/17-2/28/18	\$99,370.00	\$99,370.00	\$0.00
OBG WPCP CO #1 DRONE FLYOVER	4/30/17-4/30/18	\$3,300.00	\$3,300.00	\$0.00
OBG WPCP CO #2 SITE SELECTION	9/30/17-9-30-18	\$25,646.02	\$25,646.02	\$0.00
OBG WPCP CO #3 ADDITIONAL STUDIES	9/30/17-9-30-18	\$65,000.00	\$67,418.47	-\$2,418.47
OBG WPCP CO #4 ADDITIONAL STUDIES	11/30/18-11/30/19	\$800,000.00	\$236,501.84	\$563,498.16
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-20	\$25,000.00	\$0.00	\$25,000.00
NATIONAL GRID WPCP ENGINEERING GAS	11/29/18-11/29/19	\$403,100.00	\$203,100.00	\$200,000.00
NATIONAL GRID WPCP ENGINEERING ELECTRIC	11/29/18-11/29/19	\$375,000.00	\$200,000.00	\$175,000.00
CNYIBA CONSULTING SERVICES AGREEMENT	4-14-20-4-14-21	\$35,000.00	\$0.00	\$35,000.00
		\$3,145,044.02	\$1,205,361.54	\$1,939,682.48

ACCOUNTS RECEIVABLE
4/30/2020

AGENCY FEES RECEIVABLE	\$1,248,890.00
ACCOUNTS RECEIVABLE GENERAL	\$0.00
QUASI-EQUITY LOAN RECEIVABLE	\$0.00
GRANTS RECEIVABLE	\$268,733.00
LONG TERM RECEIVABLE	\$222,024.00
TOTAL	\$1,739,647.00

Onondaga County Industrial Development Agency



Project Summary

4/7/2020

1. Project	Cicero Energy Storage I, LLC	2. Project Number	3101-20-05A
3. Location	Town of Cicero	4. School District	North Syracuse CSD
5. Tax Parcel(s)	054.-01-15.1	6. Project Type	New Construction
		Village	-

7.Total Project Cost	\$	12,198,381	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	336,979	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	4,281,402		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	80,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	7,500,000		

Cost Benefit Analysis

Cicero Energy Storage I, LLC

Fiscal Impact (\$)

Abatement Cost

\$1,048,187

Sales Tax	\$768,000
Mortgage Tax	\$68,618
Property Tax Relief (PILOT)	\$211,569

New Investment

\$12,702,584

PILOT Payments	\$350,723
Project Wages (10 years)	\$0
Construction Wages	\$0
Employee Benefits (10 years)	\$0
Project Capital Investment	\$12,198,381
New Sales Tax Generated	\$0

Agency Fees	\$153,480
-------------	-----------

Benefit:Cost Ratio

12 :1

Project Description

Cicero Energy Storage I LLC is proposing to construct a 5 MW photovoltaic solar facility with a battery energy storage system on lands located at Totman Road in the Town of Cicero.

Cicero Energy Storage I, LLC

4/8/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 11,550

Projected Year 1 Revenue to be
generated as a result of the project: \$ 22,500

Total Project Cost \$ 12,198,381

OCIDA Estimate of Project Value \$ 1,070,351

Projected MW to be generated 5

Year	Onondaga County 15.0%	Town of Cicero 16.6%	North Syracuse CSD 68.4%	Total PILOT 100.0%	Full Tax Payment without PILOT	Net Exemption
2019-2020	\$ 1,731	\$ 1,917	\$ 7,903	\$ 11,550		
1	\$ 3,371	\$ 3,734	\$ 15,395	\$ 22,500	\$ 11,781	\$ (10,719)
2	\$ 3,439	\$ 3,809	\$ 15,702	\$ 22,950	\$ 12,017	\$ (10,933)
3	\$ 3,507	\$ 3,885	\$ 16,016	\$ 23,409	\$ 12,257	\$ (11,152)
4	\$ 3,578	\$ 3,963	\$ 16,337	\$ 23,877	\$ 12,502	\$ (11,375)
5	\$ 3,649	\$ 4,042	\$ 16,664	\$ 24,355	\$ 12,752	\$ (11,602)
6	\$ 3,722	\$ 4,123	\$ 16,997	\$ 24,842	\$ 13,007	\$ (11,834)
7	\$ 3,797	\$ 4,205	\$ 17,337	\$ 25,339	\$ 13,268	\$ (12,071)
8	\$ 3,873	\$ 4,289	\$ 17,683	\$ 25,845	\$ 13,533	\$ (12,312)
9	\$ 3,950	\$ 4,375	\$ 18,037	\$ 26,362	\$ 13,804	\$ (12,559)
10	\$ 4,029	\$ 4,463	\$ 18,398	\$ 26,890	\$ 14,080	\$ (12,810)
11	\$ 4,110	\$ 4,552	\$ 18,766	\$ 27,427	\$ 14,361	\$ (13,066)
12	\$ 4,192	\$ 4,643	\$ 19,141	\$ 27,976	\$ 14,649	\$ (13,327)
13	\$ 4,276	\$ 4,736	\$ 19,524	\$ 28,535	\$ 14,942	\$ (13,594)
14	\$ 4,361	\$ 4,831	\$ 19,914	\$ 29,106	\$ 15,240	\$ (13,866)
15	\$ 4,448	\$ 4,927	\$ 20,313	\$ 29,688	\$ 15,545	\$ (14,143)
16	\$ 4,537	\$ 5,026	\$ 20,719	\$ 30,282	\$ 16,533	\$ 36,250
17	\$ 4,628	\$ 5,126	\$ 21,133	\$ 30,888	\$ 67,863	\$ 36,975
18	\$ 4,721	\$ 5,229	\$ 21,556	\$ 31,505	\$ 69,220	\$ 37,715
19	\$ 4,815	\$ 5,333	\$ 21,987	\$ 32,136	\$ 70,605	\$ 38,469
20	\$ 4,911	\$ 5,440	\$ 22,427	\$ 32,778	\$ 72,017	\$ 39,239
21	\$ 5,010	\$ 5,549	\$ 22,875	\$ 33,434	\$ 73,457	\$ 40,023
22	\$ 5,110	\$ 5,660	\$ 23,333	\$ 34,102	\$ 74,926	\$ 40,824
23	\$ 5,212	\$ 5,773	\$ 23,800	\$ 34,785	\$ 76,425	\$ 41,640
24	\$ 5,316	\$ 5,888	\$ 24,276	\$ 35,480	\$ 77,953	\$ 42,473
25	\$ 5,422	\$ 6,006	\$ 24,761	\$ 36,190	\$ 79,513	\$ 43,323
	\$ 107,983	\$ 119,607	\$ 493,091	\$ 720,682	\$ 932,251	\$ 211,569



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: Cicero Energy Storage I, LLC
Applicant Address: 7 Times Square Tower, Suite 3504 New York, NY 10036
Phone: (215) 287- 4398 Fax: _____
Website: convergent.com E-mail: bkoze@ convergentep.com
Federal ID#: 84-4974034 NAICS: _____
State and Year of Incorporation/Organization: 2020 - Delaware
Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐ Yes ☒ No
What is the name of the Real Estate Holding Company: _____
Federal ID#: _____
State and Year of Incorporation/Organization: _____
List of stockholders, members, or partners of Real Estate Holding Company:

B) Individual Completing Application:

Name: Becky Koze
Title: Vice President of Development
Address: 7 Times Square Tower, Suite 3504 New York, NY 10036
Phone: (215) 287- 4398 Fax: _____
E-mail: bkoze@ convergentep.com

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

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Kevin McAuliffe
Firm Name: Barclay Damon LLP
Address: 125 E. Jefferson Street Syracuse, New York
Phone: (315) 425-2875 Cell Phone: (315) 382-8703
E-mail: kmcauliffe@barclaydamon.com

E) Business Organization (check appropriate category):

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

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

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

SEE ATTACHED SHEET.

Name

% of ownership

_____	_____
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 100%

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☒No

Section II: Project Information

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

Address: Totman Road

Legal Address (if different): _____

City: _____

Village/Town: Cicero

Zip Code: 13039

School District: North Syracuse

Tax Map Parcel ID(s): 054-01-15.1

Current Assessed Value: \$334,900

Sq. Footage of Existing Building: N/A

Census Tract: _____

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

- | | |
|---|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail |
| ☐ Housing | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Tenant | ☐ Civic Facility (not for profit) |
| ☐ Commercial | ☒ Other <u>5MW Photovoltaic solar facility/15 MWh BESS</u> |

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	N/A		
Site Work/Demo	\$ 336,979		
Building Construction & Renovation	N/A		
Furniture & Fixtures	N/A		
Equipment (solar)	\$4,281,402		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$80,000		
Financial Charges	TBD		
Legal	TBD		
Other (BESS)	\$7,500,000		
Management/Developer Fees	0		
Total Project Cost	12,198,381		

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

B) TOTAL Capital Costs \$ 12,198,381

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

Sources of Funds for Project Costs:

- | | | |
|----|--|---------------------|
| 1. | Bank Financing | \$ <u>9,149,000</u> |
| 2. | Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>3,049,381</u> |
| 3. | Tax Exempt Bond Issuance (if applicable) | \$ <u>0</u> |
| 4. | Taxable Bond Issuance (if applicable) | \$ <u>0</u> |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ 12,198,381

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	50-75
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Average annual growth rate of wages:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits N/A

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 68,617.50
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$768,000
- ☐ Tax Exempt Bond Financing (Amount Requested): N/A
- ☐ Taxable Bond Financing (Amount Requested): N/A

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

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 9,149,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 68,617.50

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

\$ 9,600,000

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

\$ 768,000

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 3/4/2020 (date).

Company: Cicero Energy Storage I, LLC

Representative for Contract: Becky Koze

Address: 7 Times Square Tower, Suite 3504 City: New York State: NY Zip: 10036

Phone: (215) 287- 4398 Email: bkoze@ convergentep.com

Project Address: Totman Road City: Cicero State: NY Zip: 13039

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company Cicero Energy Storage I, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

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

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

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

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

Name of Applicant Company: Cicero Energy Storage I, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Cicero Energy Storage I, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date: _____

Section X: Representations, Certifications, and Indemnification

Becky Koze (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the VP Development (title) of Cicero Energy Storage I, LLC (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

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

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

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

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

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

Name of Applicant Company _____ Cicero Energy Storage I, LLC _____

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

_____, being first duly sworn, deposes and says:

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this _____ day of __, 20____.

(Notary Public)

End of Application

Short Environmental Assessment Form

Part 1 - Project Information

TOWN OF CICERO

SEP 16 2019

Instructions for Completing

ZONING AND PLANNING

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Cicero ES1			
Name of Action or Project: Proposed Site Plan			
Project Location (describe, and attach a location map): Northern Boulevard, Cicero, NY			
Brief Description of Proposed Action: Applicant seeking site plan approval for a 5MW PV + 5MW/15MWh Battery Energy Storage System Project.			
Name of Applicant or Sponsor: Convergent Energy Solutions New York, LLC		Telephone: 917-907-3286 E-Mail: aisraelson@convergentep.com	
Address: 7 Times Square Tower, Suite 3504			
City/PO: New York		State: NY	Zip Code: 10036
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Cicero Planning, Onondaga County Planning, NYSDEC		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		90.4+/- acres	
b. Total acreage to be physically disturbed?		0.2+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		90.4+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

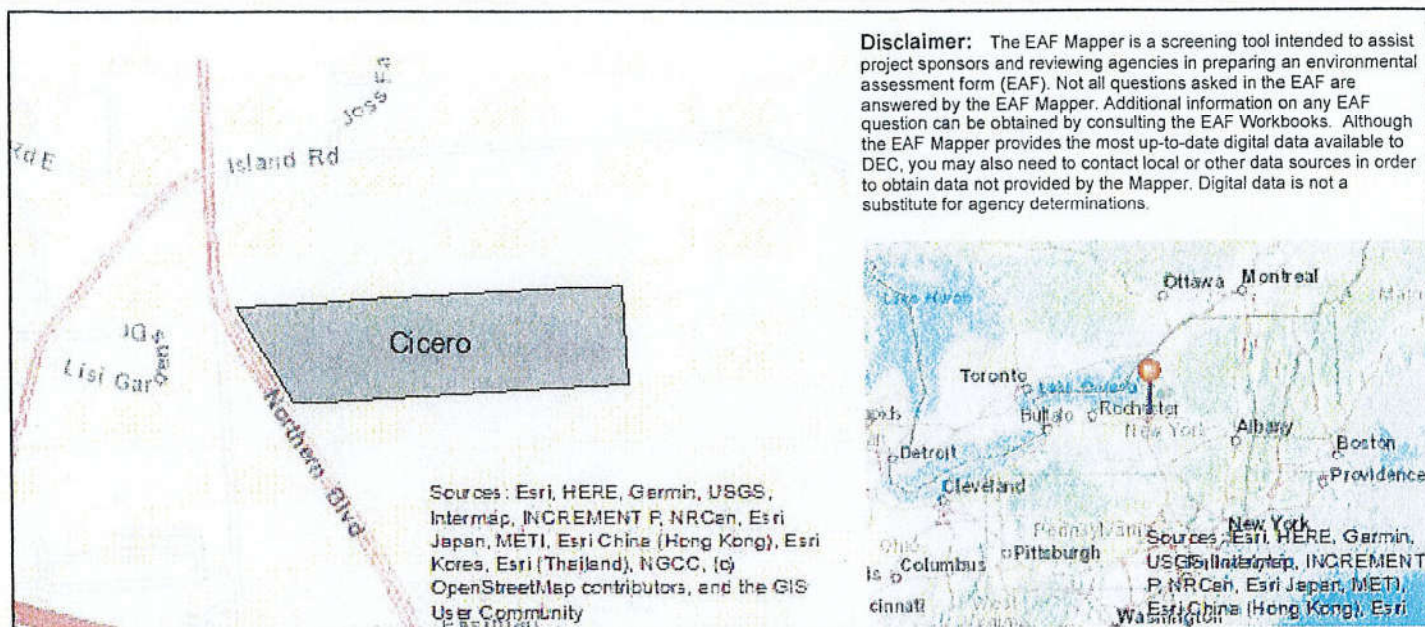
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: Per DEC Website	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	☒	☐	
No water service proposed.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	☒	☐	
No sanitary services proposed.			
12. a. 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?	NO	YES	
	☒	☐	
Per DEC Website	☐	☒	
b. 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?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☒	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
We propose to install Solar Panel Systems throughout the ACOE wetlands. However, we will not be adversely affecting said wetlands at anytime. No fill or disturbance will be done within said wetlands.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
Per DEC Website _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Timothy J. Coyer, L.S.</u> Date: <u>09-06-2019</u>		
Signature: <u></u> Title: <u>Land Surveyor for applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: CONVERGENT SOLAR ENERGYDate: 1-7-20

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Project: CONVERTIBLE SOLAR ENERGYDate: 1-7-20

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>CICERO PLANNING BOARD</u>	<u>1-7-20</u>
Name of Lead Agency	Date
<u>MARK MARZULLO</u>	<u>CHAIR</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Project Narrative

Cicero Energy Storage 1 LLC

Cicero Energy Storage 1 LLC (“CES1 LLC”) proposes to construct a 5-megawatt (MW) photovoltaic solar facility with a 20 MWh battery energy storage system on lands located at Totman Road and Northern Boulevard in the Town of Cicero (the “Project”). The Project will be constructed on approximately 23 acres of a 90.4-acre parcel, which is situated in the Industrial zoning district. CES1 LLC will lease approximately 91 acres from the landowner, Riccelli Enterprises, LLC.

The proposed installation is permitted subject to site plan review and approval by the Town of Cicero Planning Board. CES1 LLC received site plan approval on December 18, 2019.

The solar facility will consist of two (2) 3,200 kW DC photovoltaic arrays including all panels and single axis tracking. Each DC will be coupled with its associated power conversion unit. Other project components will include various electrical appurtenances, such as transformers and inverters.

In addition to the photovoltaic system this Project also proposes the construction of a rechargeable lithium-ion battery energy storage facility consisting of six (6) 8-ft x 20-ft containers which house the batteries. The purpose of the battery system is to manage peak load situations where peak solar energy generation and peak demand in the National Grid electric distribution lines do not match. The battery enclosures are equipped with a fully integrated thermal management system, fire suppression systems, and control systems. These containers accompanied by external transformers and other associated equipment, are placed on concrete foundations within a gravel pad and connected to this site’s electrical inverters. From the inverters all electricity generated by the solar facility or stored in the batteries is conveyed to the Point of Interconnection (POI) to National Grid electric distribution lines.

Generally, minor cuts and fills will be required to develop this Project’s access road, posts, and battery equipment pads. The Project proposes to access the solar facility location off of Northern Boulevard. At the entrance to the solar facility, the Project will construct a new 15-ft wide gravel access road. The solar facility will be enclosed with an industrial grade, weatherproof chain link fence, approximately 6 feet in height.

This Project is being constructed pursuant to a Request for Proposal (“RFP”) published by National Grid for Non-Wires Alternative (“NWA”) Solutions to relieve an area of electrical stress served by the Pine Grove Substation. The loading at the Pine Grove Substation serving the Town of Cicero has increased to a level at which it is projected to be overloaded to 100% or higher of its emergency rating in the event of an outage of one of the station transformer banks. In accordance with the RFP, National Grid sought NWA solutions that could provide delivery infrastructure avoidance value or other reliability and operational benefits. A NWA Solution is any strategy that addresses an electrical system need, such as peak demand management or reliability, with a solution that does not involve building new transmission and distribution lines or substation infrastructure. NWA solutions can be any one type or combination of distributed energy resources including,

energy efficiency, demand response, energy storage systems, or distributed generation that can be deployed individually or as a portfolio. The implementation of NWA solutions also aligns with principles set forth by the Public Service Commission in regard to reforming the Energy Vision. As such, the Project benefits the immediate community by reducing electrical stress on the Pine Groves Substation and offers a NWA Solution to ensure system reliability and operational benefits, ultimately saving energy costs to ratepayers.

Onondaga County Industrial Development Agency



Project Summary

4/7/2020

1. Project	Cicero Energy Storage II, LLC	2. Project Number	3101-20-06B
3. Location	Town of Cicero	4. School District	North Syracuse CSD
5. Tax Parcel(s)	054.-01-02.0	6. Project Type	New Construction: Solar Development Village

7. Total Project Cost	\$	12,255,581.00	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	394,179	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	4,281,402		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	80,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	7,500,000		

Cost Benefit Analysis

Cicero Energy Storage II, LLC

Fiscal Impact (\$)

Abatement Cost

\$901,012

Sales Tax	\$768,000
Mortgage Tax	\$68,938

Property Tax Relief (PILOT)	\$64,074
-----------------------------	----------

New Investment

\$12,900,595

PILOT Payments	\$490,819
Project Wages (10 years)	\$0
Construction Wages	\$0
Employee Benefits (10 years)	\$0
Project Capital Investment	\$12,255,581
New Sales Tax Generated	\$0

Agency Fees	\$154,195
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Benefit:Cost Ratio

14 :1

Project Description

Cicero Energy Storage II LLC is proposing to construct a 5 MW photovoltaic solar facility with a battery energy storage system on lands located at 6256 Island Rd in the Town of Cicero

Cicero Energy Storage II, LLC

4/8/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$7,036

Projected Year 1 Revenue to be
generated as a result of the project: \$22,500

Total Project Cost \$ 12,255,581.00

OCIDA Estimate of Project Value \$ 1,070,350.50

Projected MW to be generated 5

Year	Onondaga County	Town of Cicero	North Syracuse CSD	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	15.0%	16.6%	68.4%	100.0%		
2019-2020	\$ 1,054	\$ 1,168	\$ 4,814	\$ 7,036		
1	\$ 3,371	\$ 3,734	\$ 15,395	\$ 22,500	\$ 7,176.42	\$ (15,324)
2	\$ 3,439	\$ 3,809	\$ 15,702	\$ 22,950	\$ 7,319.95	\$ (15,630)
3	\$ 3,507	\$ 3,885	\$ 16,016	\$ 23,409	\$ 7,466.35	\$ (15,943)
4	\$ 3,578	\$ 3,963	\$ 16,337	\$ 23,877	\$ 7,615.67	\$ (16,262)
5	\$ 3,649	\$ 4,042	\$ 16,664	\$ 24,355	\$ 7,767.99	\$ (16,587)
6	\$ 3,722	\$ 4,123	\$ 16,997	\$ 24,842	\$ 7,923.35	\$ (16,918)
7	\$ 3,797	\$ 4,205	\$ 17,337	\$ 25,339	\$ 8,081.81	\$ (17,257)
8	\$ 3,873	\$ 4,289	\$ 17,683	\$ 25,845	\$ 8,243.45	\$ (17,602)
9	\$ 3,950	\$ 4,375	\$ 18,037	\$ 26,362	\$ 8,408.32	\$ (17,954)
10	\$ 4,029	\$ 4,463	\$ 18,398	\$ 26,890	\$ 8,576.48	\$ (18,313)
11	\$ 4,110	\$ 4,552	\$ 18,766	\$ 27,427	\$ 8,748.01	\$ (18,679)
12	\$ 4,192	\$ 4,643	\$ 19,141	\$ 27,976	\$ 8,922.97	\$ (19,053)
13	\$ 4,276	\$ 4,736	\$ 19,524	\$ 28,535	\$ 9,101.43	\$ (19,434)
14	\$ 4,361	\$ 4,831	\$ 19,914	\$ 29,106	\$ 9,283.46	\$ (19,823)
15	\$ 4,448	\$ 4,927	\$ 20,313	\$ 29,688	\$ 9,469.13	\$ (20,219)
16	\$ 4,537	\$ 5,026	\$ 20,719	\$ 30,282	\$ 9,660.35	\$ 30,053
17	\$ 4,628	\$ 5,126	\$ 21,133	\$ 30,888	\$ 9,856.42	\$ 30,654
18	\$ 4,721	\$ 5,229	\$ 21,556	\$ 31,505	\$ 10,057.22	\$ 31,267
19	\$ 4,815	\$ 5,333	\$ 21,987	\$ 32,136	\$ 10,262.95	\$ 31,892
20	\$ 4,911	\$ 5,440	\$ 22,427	\$ 32,778	\$ 10,473.68	\$ 32,530
21	\$ 5,010	\$ 5,549	\$ 22,875	\$ 33,434	\$ 10,689.41	\$ 33,181
22	\$ 5,110	\$ 5,660	\$ 23,333	\$ 34,102	\$ 10,910.14	\$ 33,844
23	\$ 5,212	\$ 5,773	\$ 23,800	\$ 34,785	\$ 11,135.87	\$ 34,521
24	\$ 5,316	\$ 5,888	\$ 24,276	\$ 35,480	\$ 11,366.60	\$ 35,212
25	\$ 5,422	\$ 6,006	\$ 24,761	\$ 36,190	\$ 11,602.33	\$ 35,916
	\$ 107,983	\$ 119,607	\$ 493,091	\$ 720,682	\$ 784,756	\$ 64,074



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

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: Cicero Energy Storage II, LLC

Applicant Address: 7 Times Square Tower, Suite 3504 New York, NY 10036

Phone: (215) 287- 4398

Fax: _____

Website: convergentep.com

E-mail: bkoze@convergentep.com

Federal ID#: 84-4974909

NAICS: _____

State and Year of Incorporation/Organization: 2020 - Delaware

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Becky Koze

Title: Vice President of Development

Address: 7 Times Square Tower, Suite 3504 New York, NY 10036

Phone: (215) 287- 4398

Fax: _____

E-mail: bkoze@convergentep.com

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

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Kevin McAuliffe
Firm Name: Barclay Damon LLP
Address: 125 E. Jefferson Street Syracuse, New York
Phone: (315) 425-2875 Cell Phone: (315) 382-8703
E-mail: kmcauliffe@barclaydamon.com

E) Business Organization (check appropriate category):

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

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

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

Name	% of ownership
_____	_____
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: 100%

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☒No

Section II: Project Information

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

Address: 6256 Island Road

Legal Address (if different): _____

City: _____

Village/Town: Cicero

Zip Code: 13039

School District: North Syracuse

Tax Map Parcel ID(s): 054-01-02.0

Current Assessed Value: \$204,000

Sq. Footage of Existing Building: N/A

Census Tract: _____

- B) Type (Check all that apply):

☒ New construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

- | | |
|---|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail |
| ☐ Housing | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Tenant | ☐ Civic Facility (not for profit) |
| ☐ Commercial | ☒ Other <u>5MW Photovoltaic solar facility/15 MWh BESS</u> |

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	N/A		
Site Work/Demo	394,179		
Building Construction & Renovation	N/A		
Furniture & Fixtures	N/A		
Equipment (Solar)	4,281,402		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	80,000		
Financial Charges	TBD		
Legal	TBD		
Other (BESS)	7,500,000		
Management/Developer Fees	0		
Total Project Cost	12,255,581		

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

B) TOTAL Capital Costs \$ 12,255,581

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

Sources of Funds for Project Costs:

- | | | |
|----|--|---------------------|
| 1. | Bank Financing | \$ <u>9,191,700</u> |
| 2. | Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>3,063,881</u> |
| 3. | Tax Exempt Bond Issuance (if applicable) | \$ <u>0</u> |
| 4. | Taxable Bond Issuance (if applicable) | \$ <u>0</u> |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ 12,255,581

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll at facility:	
Average annual growth rate of wages:	
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits N/A

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 68,937.75
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 768,000
- ☐ Tax Exempt Bond Financing (Amount Requested): N/A
- ☐ Taxable Bond Financing (Amount Requested): N/A

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

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 9,191,700

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 68,937.75

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

\$ 9,600,000

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

\$ 768,000

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 3/4/2020 (date).

Company: Cicero Energy Storage II, LLC

Representative for Contract: Becky Koze

Address: 7 Times Square Tower, Suite 3504 City: New York State: NY Zip: 10036

Phone: (215) 287- 4398 Email: bkoze@convergentep.com

Project Address: 6256 Island Road City: Cicero State: NY Zip: 13039

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A “Full Time Permanent Employee” shall mean

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

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

Name of Applicant Company Cicero Energy Storage II, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

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

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

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

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

Name of Applicant Company: Cicero Energy Storage II, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

Cicero Energy Storage II, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Date: _____

Section X: Representations, Certifications, and Indemnification

Becky Koze (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the VP Development (title) of Cicero Energy Storage II, LLC (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

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

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

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

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

Name of Applicant Company Cicero Energy Storage II, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: _____

Date: _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

_____, being first duly sworn, deposes and says:

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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this _____ day of __, 20____.

(Notary Public)

End of Application

Short Environmental Assessment Form
Part 1 - Project Information

TOWN OF CICERO

SEP 16 2019

ZONING AND PLANNING

FILE COPY

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Cicero ES2

Name of Action or Project:

Proposed Site Plan

Project Location (describe, and attach a location map):

6256 Island Road, Cicero, NY

Brief Description of Proposed Action:

Applicant seeking site plan approval for a 5MW PV + 5MW/15MWh Battery Energy Storage System Project.

Name of Applicant or Sponsor:

Convergent Energy Solutions New York, LLC

Telephone: 917-907-3286

Address:

7 Times Square Tower, Suite 3504

E-Mail: aisraelson@convergentep.com

City/PO:

New York

State:
NY

Zip Code:
10036

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

NO YES

☒ ☐

2. Does the proposed action require a permit, approval or funding from any other government Agency?
If Yes, list agency(s) name and permit or approval: Town of Cicero Planning, Onondaga County Planning, NYSDEC

NO YES

☐ ☒

3. a. Total acreage of the site of the proposed action?

39.5+/- acres

b. Total acreage to be physically disturbed?

0.2+/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

39.5+/- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture)

☒ Forest ☒ Agriculture

☐ Parkland

☐ Industrial ☐ Commercial ☐ Residential (suburban)

☐ Aquatic ☐ Other(Specify):

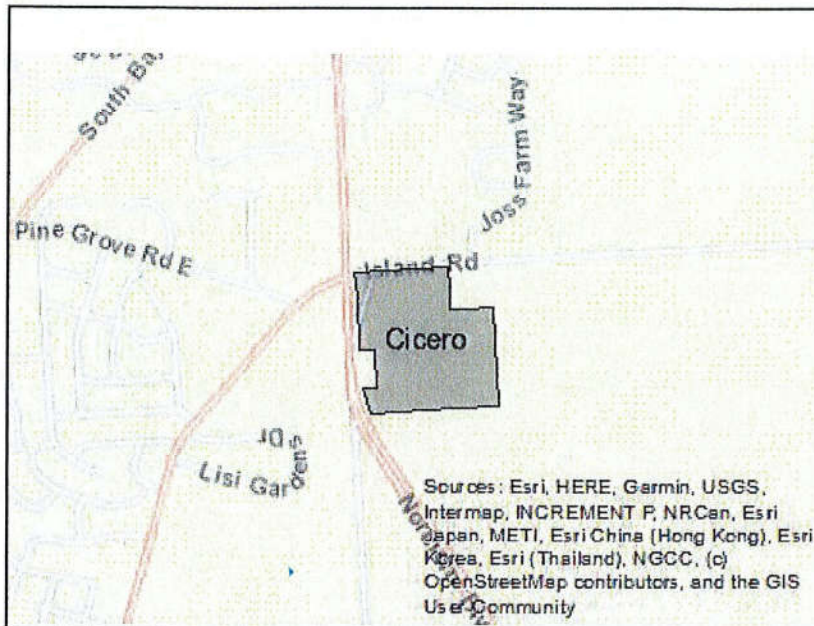
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Per DEC Website If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No water service proposed. _____	NO	YES	
	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No sanitary services proposed. _____	NO	YES	
	☒	☐	
12. a. 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? Per DEC Website	NO	YES	
	☒	☐	
b. 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?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
Per DEC Website		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Timothy J. Coyer, L.S. Date: 09-06-2019 Signature:  Title: Land Surveyor for applicant		

PRINT FORM





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.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: CONVERGENT SOLAR ENERGYDate: 1-7-20

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>CICERO PLANNING BOARD</u>	<u>1-7-20</u>
Name of Lead Agency	Date
<u>MARK MARZULLO</u>	<u>CHAIR</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Project Narrative

Cicero Energy Storage 2 LLC

Cicero Energy Storage 2 LLC (“CES2 LLC”) proposes to construct a 5-megawatt (MW) photovoltaic solar facility with a 15 MWh battery energy storage system on lands located at 6256 Island Road in the Town of Cicero (the “Project”). The Project will be constructed on approximately 21 acres of a 39.5-acre parcel, which is situated in the Industrial zoning district. CES2 LLC will lease approximately 41.7 acres from the landowner, Lombardi Family Properties Inc.

The proposed installation is permitted subject to site plan review and approval by the Town of Cicero Planning Board. CES2 LLC received site plan approval on December 18, 2019.

The solar facility will consist of two (2) 3,200 kW DC photovoltaic arrays including all panels and single axis tracking. Each DC will be coupled with its associated power conversion unit. Other project components will include various electrical appurtenances, such as transformers and inverters.

In addition to the photovoltaic system this Project also proposes the construction of a rechargeable lithium-ion battery energy storage facility consisting of six (6) 8-ft x 20-ft containers which house the batteries. The purpose of the battery system is to manage peak load situations where peak solar energy generation and peak demand in the National Grid electric distribution lines do not match. The battery enclosures are equipped with a fully integrated thermal management system, fire suppression systems, and control systems. These containers accompanied by external transformers and other associated equipment, are placed on concrete foundations within a gravel pad and connected to this site’s electrical inverters. From the inverters all electricity generated by the solar facility or stored in the batteries is conveyed to the Point of Interconnection (POI) to National Grid electric distribution lines.

Generally, minor cuts and fills will be required to develop this Project’s access road, posts, and battery equipment pads. The Project proposes to access the solar facility location off of Island Road. At the entrance to the solar facility, the Project will construct a new 15-ft wide gravel access road. The solar facility will be enclosed with an industrial grade, weatherproof chain link fence, approximately 6 feet in height.

This Project is being constructed pursuant to a Request for Proposal (“RFP”) published by National Grid for Non-Wires Alternative (“NWA”) Solutions to relieve an area of electrical stress served by the Pine Grove Substation. The loading at the Pine Grove Substation serving the Town of Cicero has increased to a level at which it is projected to be overloaded to 100% or higher of its emergency rating in the event of an outage of one of the station transformer banks. In accordance with the RFP, National Grid sought NWA solutions that could provide delivery infrastructure avoidance value or other reliability and operational benefits. A NWA Solution is any strategy that addresses an electrical system need, such as peak demand management or reliability, with a solution that does not involve building new transmission and distribution lines or substation infrastructure. NWA solutions can be any one type or combination of distributed energy resources including,

energy efficiency, demand response, energy storage systems, or distributed generation that can be deployed individually or as a portfolio. The implementation of NWA solutions also aligns with principles set forth by the Public Service Commission in regard to reforming the Energy Vision. As such, the Project benefits the immediate community by reducing electrical stress on the Pine Groves Substation and offers a NWA Solution to ensure system reliability and operational benefits, ultimately saving energy costs to ratepayers.

ZONING REGULATIONS	
INDUSTRIAL	Required
Minimum Lot Area (SQ. FT.)	20,000 sq.ft.
Minimum Building Line	100 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft.
Minimum Rear Yard	30 ft.
Minimum Building Coverage	40%
Maximum Building Height	60 ft.

TRACT MAP
No. 12264



LOCATION PLAN
Scale: 1" = 200'

LEGEND:

- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates iron rod set 3/2019
- Indicates ballast
- Indicates sign
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box
- Indicates 6" diameter monitoring well (typical)
- Indicates grease trap manhole
- Indicates manhole
- Indicates boundary line
- Indicates adjacent parcel line
- Indicates old/original parcel line
- Indicates easement line
- Indicates centerline road

NOTES:

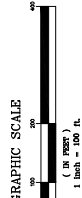
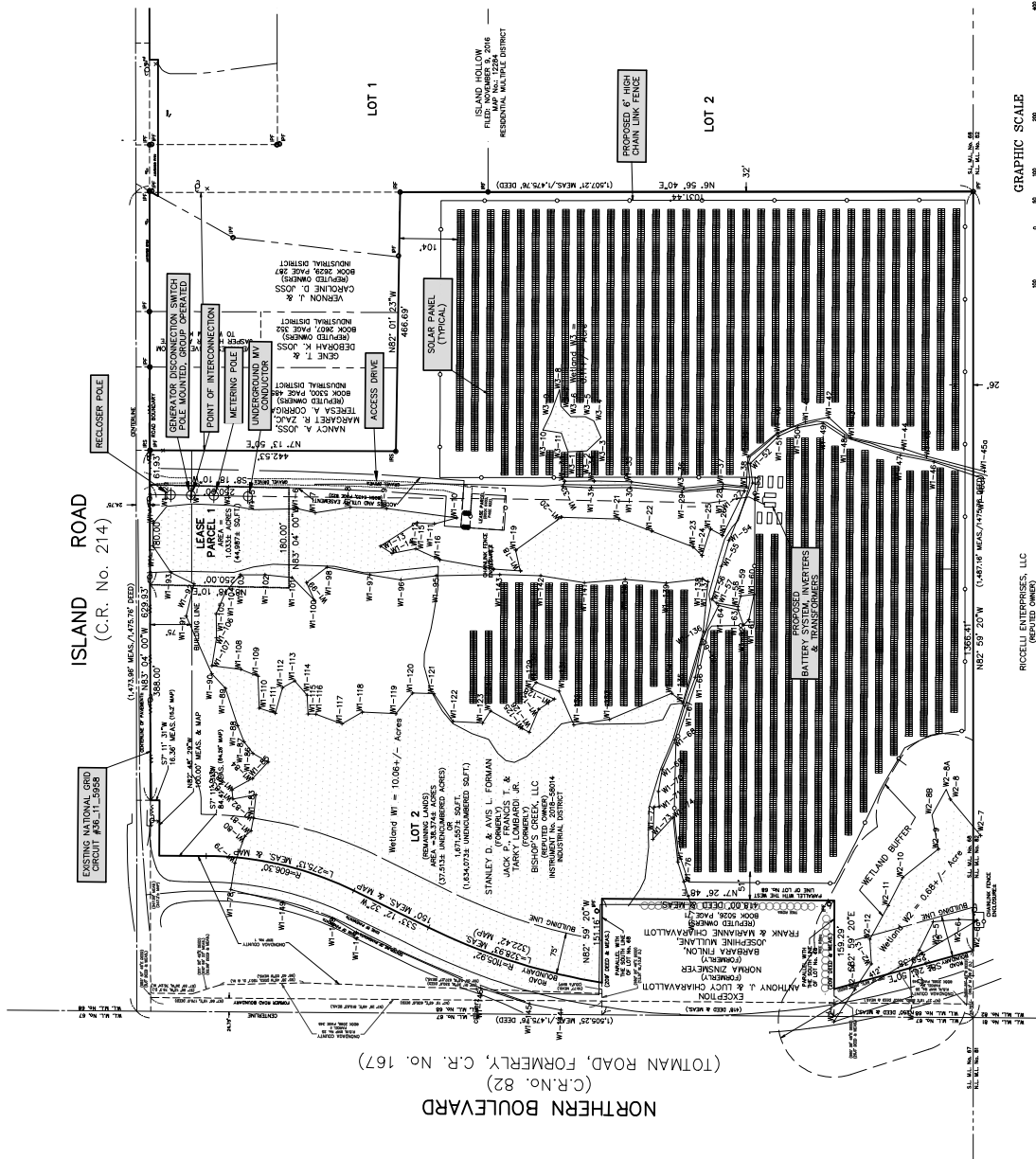
Total area: 39.5353 acres.
Present Zone: Industrial
Utilities taken by field measurement where appropriate, otherwise taken from various other sources and are approximate only herein is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain according to Federal Flood Insurance Rate Map Community Panel No. 3502/031102).
Effective date: November 4, 2018.
Tax Map No. 54-01-02
No proposed change in grading.
No proposed landscaping.
No proposed lighting.
No proposed signs.

STATEMENT OF USE:

Site to be used for a 5MW PV + 5MW/15MWH Battery Storage System.
Please see submitted "Construction & Operations Processes".

Subject to any adjustment of data as warranted and
subject to the provisions of the State of New York
Environmental Conservation Law, Chapter 438, Section 2-101, et seq., and any amendments thereto.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DIVISION OF EARTH AND FORESTRY	
SITE PLAN - PROPOSED FEATURES 6256 ISLAND ROAD CICERO ES2 PART OF MILITARY LOT No. 68 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
OWNER: CONVERT ENERGY SOLUTIONS NEW YORK, LLC 100 WEST 10TH STREET NEW YORK, NY 10036 917-907-3286	
DEVELOPER: RICELLI ENTERPRISES, LLC 100 WEST 10TH STREET NEW YORK, NY 10036 917-907-3286	
LAND SURVEYING P.C. ANZI & ROYAN 100 WEST 10TH STREET NEW YORK, NY 10036 FAX: (212) 467-4957 EMAIL: JAMES@ANZIANDROYAN.COM	
DATE: AUGUST 22, 2019	
SHEET No. 2 of 2	
SCALE: 1" = 100'	
FILE No. 12538.001	
S. No. 1267	



OWNER:
CONVERT ENERGY SOLUTIONS NEW YORK, LLC
100 WEST 10TH STREET
NEW YORK, NY 10036
917-907-3286

DEVELOPER:
RICELLI ENTERPRISES, LLC
100 WEST 10TH STREET
NEW YORK, NY 10036
917-907-3286

Town Council

Dick Cushman- Deputy Supervisor
Jonathan Karp
Judy Boyke
Mike Becallo
Nancy White

Supervisor

Bill Meyer
Ext. 505

Highway Superintendent

Christopher J. Woznica
(315) 699-2745
Fax (315) 699-2746

**Town Clerk**

Tracy M. Cosilmon
Ext. # 501

Receiver of Taxes

Nicole M. Walsh
Ext. # 503
Fax (315) 699-9562

TOWN OF CICERO

COUNTY OF ONONDAGA

8236 Brewerton Road, Cicero, New York 13039 PHONE (315)-752-1180 • FAX (315)-699-0039 • e-mail: bmeyer@ciceronewyork.net

May 6, 2020

Robert Petrovich, Executive Director

OCIDA

333 West Washington Street, Suite 130

Syracuse, NY 13202

Dear Mr. Petrovich;

The Cicero Town Board passed a resolution yesterday authorizing me to send you a letter of support for the Cicero Energy Storage I, LLC (Project No. 3101-22—05A) and Cicero Energy Storage II, LLC (Project No. 3101-20-06B) projects planned for construction in the Town of Cicero.

The Cicero Planning Board previously reviewed and approved the site plan for these projects subject to Federal and State approvals.

If there are any questions, please free to call me.

William Meyer, Supervisor

Youth Bureau
Parks and Recreation

Ext. # 502
Page93

Comptroller
Ext. #506

Assessor
Ext. # 500
Fax (315) 699-2758

Zoning and Planning
Ext. #504
Fax (315) 699-2265

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

1. Project	OYA Church Road A LLC	2. Project Number	3101-20-04A
3. Location	Lysander	4. School District	Baldwinsville Central School District
5. Tax Parcel(s)	030.-01-09.0	6. Project Type	New Construction: Solar Development
		Village	-

7.Total Project Cost	\$	9,105,554	8. Total Jobs	1.0
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	1.0
Building	\$	4,500,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	4,522,554		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	83,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Abatement/Benefit Analysis

OYA Church Road A LLC

Fiscal Impact (\$)

Estimated Abatement	\$	1,661,551
Sales Tax	\$	361,800
Mortgage Tax		
Property Tax Relief (PILOT)	\$	1,299,751
Estimated New Investment	\$	14,501,242
PILOT Payments	\$	791,748
Project Wages (10 years)	\$	1,872,000
Construction Wages	\$	2,814,940
Employee Benefits (10 years)		
Project Capital Investment	\$	9,022,554
New Sales Tax Generated		N/A
Agency Fees	\$	114,819
Agency Legal Fees	\$	22,764

Benefit:Abatement Ratio

9 :1

Project Description

Construction of a 5MWAC grid-tie photovoltaic (PV) system to be built within a 38.85 acre fenced in area consisting of 18,746 Talesun TP6G72M-9BB 400 W PV modules connected to one power electronics HEMK-FS2125K inverter and one power electronics HEMK-FS3 190K inverter.

OYA Church Road A LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,223
Projected Year 1 Revenue to be generated as a result of the project:	\$	27,500
Total Project Cost	\$	9,105,554
OCIDA Estimate of Project Value	\$	2,255,639
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	89,085
Scheduled PILOT Payments	\$	880,833

Year	Onondaga County	Town Lysander	Baldwinsville Central School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	16.5%	6.4%	77.1%	100.0%		
2019-2020	\$ 368	\$ 142	\$ 1,714	\$ 2,223	\$ 2,223	
1	\$ 4,538	\$ 1,760	\$ 21,201	\$ 27,500	\$ 62,624	\$ 35,124
2	\$ 4,628	\$ 1,795	\$ 21,625	\$ 28,050	\$ 63,877	\$ 35,827
3	\$ 4,721	\$ 1,831	\$ 22,058	\$ 28,611	\$ 65,155	\$ 36,544
4	\$ 4,815	\$ 1,868	\$ 22,499	\$ 29,183	\$ 66,458	\$ 37,274
5	\$ 4,912	\$ 1,905	\$ 22,949	\$ 29,767	\$ 67,787	\$ 38,020
6	\$ 5,010	\$ 1,943	\$ 23,408	\$ 30,362	\$ 69,142	\$ 38,780
7	\$ 5,110	\$ 1,982	\$ 23,876	\$ 30,969	\$ 70,525	\$ 39,556
8	\$ 5,212	\$ 2,022	\$ 24,353	\$ 31,589	\$ 71,936	\$ 40,347
9	\$ 5,316	\$ 2,062	\$ 24,841	\$ 32,221	\$ 73,375	\$ 41,154
10	\$ 5,423	\$ 2,103	\$ 25,337	\$ 32,865	\$ 74,842	\$ 41,977
11	\$ 5,531	\$ 2,145	\$ 25,844	\$ 33,522	\$ 76,339	\$ 42,817
12	\$ 5,642	\$ 2,188	\$ 26,361	\$ 34,193	\$ 77,866	\$ 43,673
13	\$ 5,755	\$ 2,232	\$ 26,888	\$ 34,877	\$ 79,423	\$ 44,546
14	\$ 5,870	\$ 2,277	\$ 27,426	\$ 35,574	\$ 81,011	\$ 45,437
15	\$ 5,987	\$ 2,322	\$ 27,975	\$ 36,286	\$ 82,632	\$ 46,346
16	\$ 6,107	\$ 2,369	\$ 28,534	\$ 37,011	\$ 100,239	\$ 63,228
17	\$ 6,229	\$ 2,416	\$ 29,105	\$ 37,752	\$ 102,244	\$ 64,493
18	\$ 6,354	\$ 2,464	\$ 29,687	\$ 38,507	\$ 104,289	\$ 65,782
19	\$ 6,481	\$ 2,514	\$ 30,281	\$ 39,277	\$ 106,375	\$ 67,098
20	\$ 6,610	\$ 2,564	\$ 30,886	\$ 40,062	\$ 108,502	\$ 68,440
21	\$ 6,742	\$ 2,615	\$ 31,504	\$ 40,864	\$ 110,672	\$ 69,809
22	\$ 6,877	\$ 2,668	\$ 32,134	\$ 41,681	\$ 112,886	\$ 71,205
23	\$ 7,015	\$ 2,721	\$ 32,777	\$ 42,514	\$ 115,144	\$ 72,629
24	\$ 7,155	\$ 2,775	\$ 33,432	\$ 43,365	\$ 117,446	\$ 74,082
25	\$ 7,298	\$ 2,831	\$ 34,101	\$ 44,232	\$ 119,795	\$ 75,563
	\$ 145,337	\$ 56,373	\$ 679,080	\$ 880,833	\$ 2,180,585	\$ 1,299,751



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

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: OYA Church Road A LLC

Applicant Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358 Fax: 416-840-6666

Website: <https://oyasolar.com/> E-mail: glenn.mackay@oyasolar.com

Federal ID#: _____ NAICS: 221114

State and Year of Incorporation/Organization: 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Glenn Mackay

Title: Project Manager

Address: 144 Front Street West, Suite 310, Toronto, ON, M5J 2L7

Phone: 416-840-3358 ext. 139 Fax: 416-860-6666

E-mail: glenn.mackay@oyasolar.com

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

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel
Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.
Address: 144 Front Street West, Suite 310, Toronto, ON, M5J 2L7
Phone: (416-840-3358 ext. 122 Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: Up to 100% available to subscribers within the County

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒ Yes ☐ No

Section II: Project Information

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

Address: 1671 Church Road

Legal Address (if different): _____

City: Lysander

Village/Town: Baldwinsville

Zip Code: 13027

School District: Baldwinsville Central School District

Tax Map Parcel ID(s): 030.-01-09.0

Current Assessed Value: \$130,000.00

Sq. Footage of Existing Building: 0

Census Tract: 44039

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	\$4,500,000 est.	see attached memo	
Furniture & Fixtures			
Equipment	\$4,522,554 est.		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$83,000 est.		
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$9,105,554 est.	see attached memo	

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

1. Bank Financing \$ 0 _____
2. Equity (excluding equity that is attributed to grants/tax credits) \$ 5,523,888 est. _____
3. Tax Exempt Bond Issuance (if applicable) \$ 0 _____
4. Taxable Bond Issuance (if applicable) \$ 0 _____

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

-Identify each state and federal grant/credit:

NYSERDA \$ 850,000 est.
ITC \$ 2,731,666 est.
\$ _____

6. Total Sources of Funds for Project Costs \$ 9,105,554

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	1
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
Current annual payroll at facility:	0
Average annual growth rate of wages:	not applicable
Please list, if any, benefits that will be available to either full and/or part time employees:	not applicable
Average annual benefit paid by the company (\$ or % salary) per FTE job:	not applicable
Average growth rate of benefit cost:	not applicable
Amount or percent of wage employees pay for benefits:	not applicable
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	not applicable

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
N/A							
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 49% over 25 years
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 8%
- ☐ Tax Exempt Bond Financing (Amount Requested):
- ☐ Taxable Bond Financing (Amount Requested):

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

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ none

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ none

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

\$ 4,522,554

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

\$ 361,800

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 04/17/2020 (date).

Company: OYA Church Road A LLC

Representative for Contract: Glenn Mackay

Address: 144 Front Street West, Suite 310 City: Toronto State: ON Zip: M5J 2L7

Phone: (416) 840-3358 Email: glenn.mackay@oyasolar.com

Project Address: 1671 Church Road City: Lysander State: NY Zip: 13027

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Manish Nayar, President

Date: 04/21/2020

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

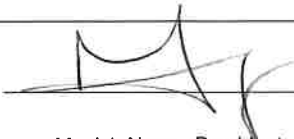
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: OYA Church Road A LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Manish Nayar, President

Date: 04/21/2020

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

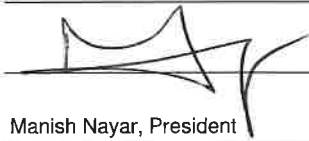
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

Section X: Representations, Certifications, and Indemnification

Manish Nayar (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President (title) of OYA Church Road A LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

Name of Applicant Company

OYA Church Road A LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/17/2020

PROVINCE OF ONTARIO

)

FOREIGN COUNTRY OF CANADA

)ss.;

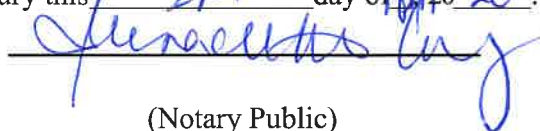
Manish Nayar, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 21st day of April 2020.



(Notary Public)

Name: Bernadette Corpuz
Jurisdiction: Province of Ontario, Foreign Country of Canada
Expiry: none

End of Application



PROJECT NARRATIVE

OYA CHURCH ROAD A LLC COMMUNITY DISTRIBUTED GENERATION

1671 CHURCH ROAD, LYSANDER, NY 13027



OYA SOLAR NY, L.P.



1. Summary

OYA Church Road A LLC ("OYA") is proposing to develop a 5 MW_{AC} solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, New York. The Proposed Project will operate over a 30-year term. OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

The application for the interconnection has been submitted to the utility company and is deemed complete. The utility company has completed a full Coordinated Electric System Interconnection Review ("CESIR"), and an Interconnection Agreement between OYA and the utility company (National Grid) is in place.

Construction activities are expected to begin in July 2020 and expected to take three to four months, including 20 days for commissioning. At this time, no Request for Proposals have been sent to vendors, therefore no specific vendors have been selected.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operation and maintenance jobs. At OYA, we work with local contractors for numerous components of the project. The proposed project is expected to generate 3000 total hours of annual operations and maintenance labor, equivalent to \$76,000, combined between the Church Road A and Church Road B sites.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of the environmental benefits. Moreover, solar systems have been found to be a good-neighbor land use due to their passive nature, no negative impacts on neighboring property values, and benefits to the environment and local economy. Lastly, a solar project will not change the underlying nature of the land.

There will be no cost to taxpayers for development of this project. On the contrary, the public will benefit from the proposed project as it will employ locals for construction, operations and the supply chain. There will be many indirect jobs that are created for supporting processes of the Solar Project which complement the entire life cycle of the proposed project, including, but not limited to; policy-making, sales and marketing, financial services, education, research and development ("R&D"), consulting, hotels, restaurants etc.

Statistics show that for every job created in the solar industry, 1.8 to 2.8 jobs are created in other segments of the economy.

The Proposed Project will not produce a burden on existing public infrastructure and services. On the contrary, the passive nature of electric generation prevents the need for additional or increased services. The limited amount of vehicle traffic needed to access the site will prevent traffic hazards. A parking and laydown area may be designated on the proposed site during construction and decommissioning.



The Proposed Project is contributing to the New York State Public Service Commission's ("PSC") Clean Energy Standard ("CES") goal of 50% renewables by 2030. As well, the proposed project will be generating clean energy, which is fed into the local grid, thus benefiting the local community.

Parcel Owner Information:

Name:	Wendy Hafner
Parcel I.D:	030.-01-09.0
Address:	1671 Church Road, Lysander, NY 13027

Project Developer

Name:	OYA Church Road A LLC
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Taymaz Jahani, COO
Tax ID:	84-5012273

Municipality

Township	Town of Lysander
Address:	8220 Loop Road, Baldwinsville, NY 13027

2. Payment in Lieu of Taxes ("PILOT") Information

School District: Opted Out

Town: Opted Out

County: TBD

3. Proposed Project Description

The Proposed Project is a 5 MW_{AC} (7.5 MW_{DC}) single axis solar + storage generation facility located in the Township of Lysander (See “Figure 1: Proposed Project Location”).



Figure 1: Proposed Project Location

The Proposed Project site is located at 1671 Church Road, Town of Lysander, NY 13027 on approximately 55.27 acres / 2,407,561 sqft, consisting of a single tax parcel(See “Figure 2: Proposed Project Site Location”). The site access will be via a proposed gravel road off Church Road, entering the site at the North of the property.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system with Direct Current ("DC") coupled Energy Storage System ("ESS"). The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 55.27 acres exist under site control, the solar PV modules will occupy approximately 9.50 acres / 413,820 sqft, which translates into a coverage ratio of 17.2%.

Electricity generated from panels will be fed to the inverters which ultimately connect to the electric grid at the point of interconnection, as determined by the utility company.

The solar panel will be supported on foundation/posts that will either be driven pile, grouted piles, or screw piles. The posts will be installed into the ground at a depth adequate to handle engineered loads and mitigate frost heave. Posts can be pulled from the ground at the end of the system's useful life with minimal ground disturbance. Racking, panel, and inverter manufacturers will be site-specific, depending on engineering, topography, and array layout. The utility company will provide final approval of interconnection equipment including transformers, meters, disconnects, utility poles, and wires, as required by the utility company interconnection tariff. All equipment is engineered to meet industry, state, and federal standards. See below "*Figure 3*" for illustrations of the various types of foundation/post mentioned above.

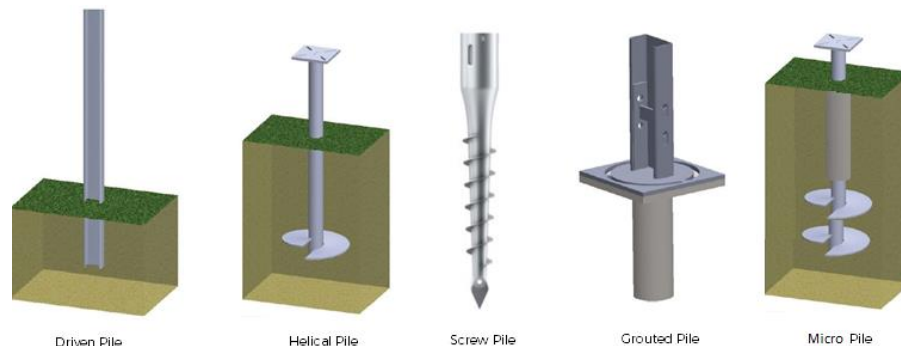


Figure 3: Illustration of Types of Foundation Posts

Transformers and related equipment will be placed on a concrete slab at grade level. The utility typically will require poles to be standard electric utility poles with overhead wires, unless otherwise authorized. Additional poles may be required depending on the method of interconnection. All non-utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project.



The ESS and controls will allow any excess PV energy to be stored on the DC side of the inverter and discharged to the inverter DC bus for injection to the grid as needed. The ESS will be based on Li-ion technology.

All equipment will meet the utility company standards and national standards for safety and interconnection. In addition, adequate level of insurance coverage and a signed interconnection agreement will be required, along with continual production monitoring.

OYA CHURCH ROAD - A

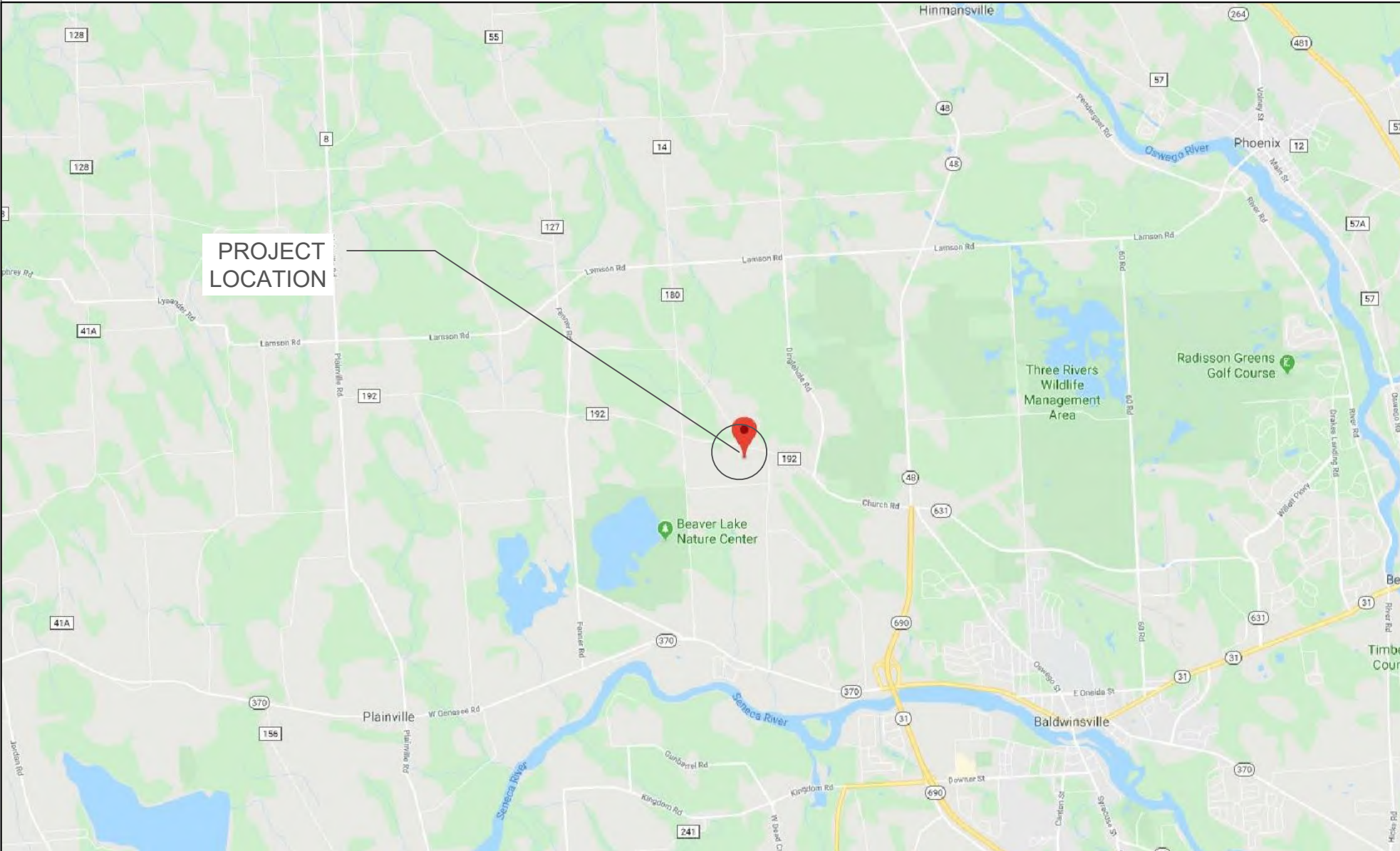
GROUND MOUNT SOLAR PERMIT SET - 5.00MW AC , 7.49MW DC

ADDRESS

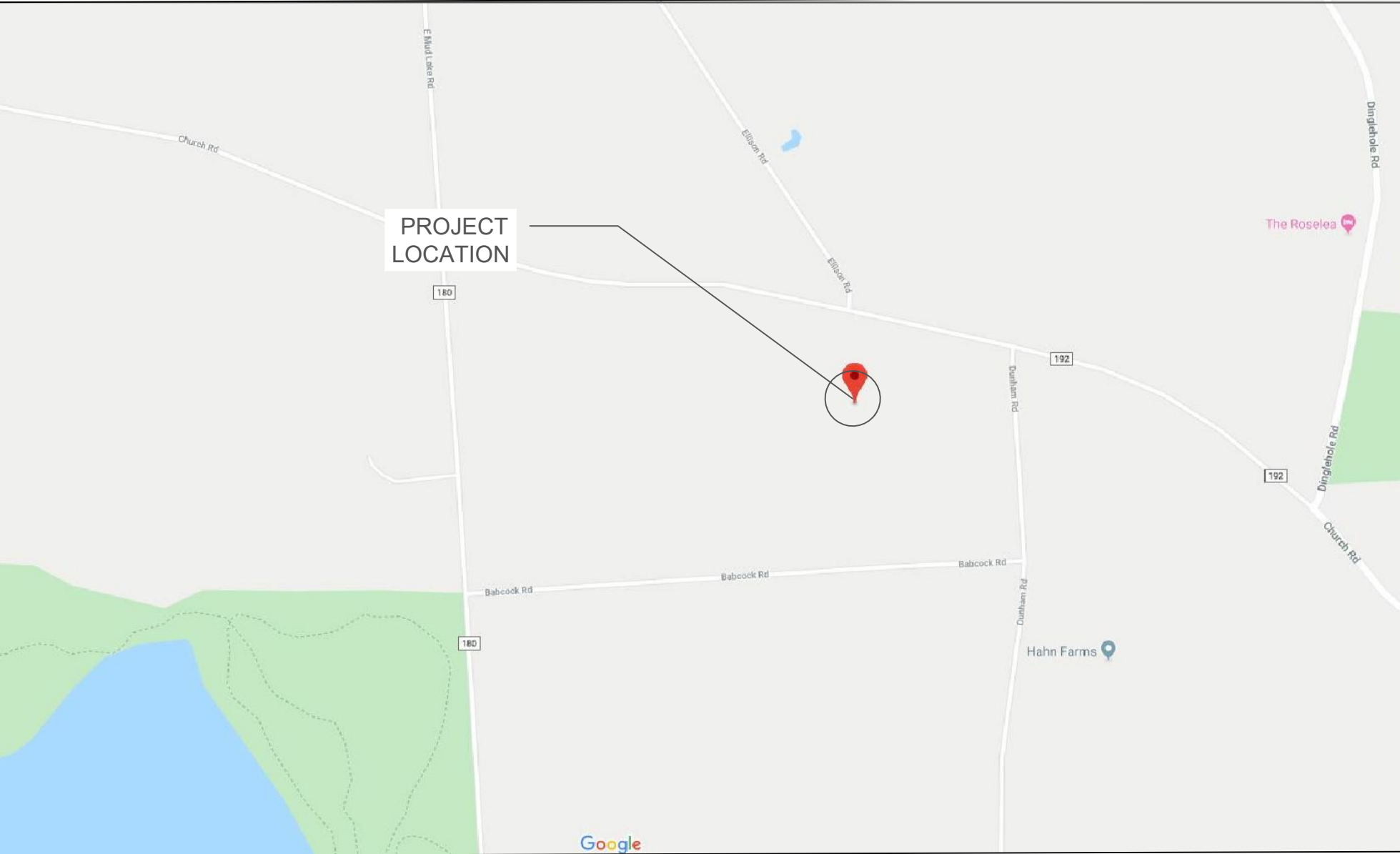
OYA CHURCH ROAD - A
1671 CHURCH RD., LYSANDER,
NY 13027

PROJECT GPS COORDINATES
43.191329, -76.389541

REGION MAP



STREET MAP



DRAWING LIST

DWG#	NAME	REV#	REV DATE
0000	COVER PAGE	04	2020-02-03
S-200	PERMITTING SITE PLAN	05	2020-02-03
S-210	TRACKER RACKING DETAILS	01	2020-01-24
S-212	TYPICAL EQUIPMENT PLANS AND ELEVATIONS	01	2020-01-24
S-213	TYPICAL O/H LINE POLE ELEVATIONS	01	2020-01-24
S-214	TYPICAL UTILITY POLE CLUSTER AND METERING	01	2020-01-24
S-220	SITE FENCE DETAILS	01	2020-01-31
S-221	VISUAL SCREENING - PLAN VIEW	02	2020-02-03
S-222	VISUAL SCREENING - CAMERA VIEW (1 OF 4)	01	2020-01-29
S-223	VISUAL SCREENING - CAMERA VIEW (2 OF 4)	01	2020-01-29
S-224	VISUAL SCREENING - CAMERA VIEW (3 OF 4)	02	2020-02-03
S-225	VISUAL SCREENING - CAMERA VIEW (4 OF 4)	01	2020-01-31
S-900	SPECIFICATION SHEETS (1 OF 2)	01	2020-01-31
S-901	SPECIFICATION SHEETS (2 OF 2)	01	2020-01-31

PROJECT DESCRIPTION

THE PROJECT IS A 5MWAC GRID-TIE PHOTOVOLTAIC (PV) SYSTEM INSTALLED ON PARCEL ID: 030.-01-09.0, IN LYSANDER, NY.

THE SYSTEM WILL CONSIST OF QTY(18746) TALESUN TP6G72M-9BB 400W PV MODULES CONNECTED TO QTY(1) POWER ELECTRONICS HEMK-FS2125K INVERTER (CURTAILED TO 2000KW AC), AND QTY(1) POWER ELECTRONICS HEMK-FS3190K INVERTER (CURTAILED TO 3000KW AC).

THE POINT OF INTERCONNECTION (POI) WILL BE AT THE EXISTING NATIONAL GRID UTILITY POLE LOCATED AT 43.193131, -76.387394.

AC SYSTEM SIZE: 5000 KW AC
DC SYSTEM SIZE: 7498.400 KW DC

PROJECT TEAM

PROJECT DEVELOPER

OYA SOLAR NY L.P.
335 MADISON AVE, 4TH FLOOR
NEW YORK, NY 10017
+1 866 284 7980
WWW.OYASOLAR.COM



ENGINEERING CONSULTANT

C&S ENGINEERS , INC.
499 COL. EILEEN COLLINS BLVD.
SYRACUSE, NY 13212
+1 315 455 2000
WWW.CSCOS.COM



DEVELOPER:


OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2019-12-23	COVER PAGE	KA
02	2020-01-24	LAYOUT UPDATE S-200	KA
03	2020-01-29	VISUAL SCREENING ANALYSIS ADDED	KA
04	2020-02-03	LAYOUT UPDATE - PITCH TO 21'	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

PROJECT COVER

CHECKED BY:
MM

DRAWN BY:
KA

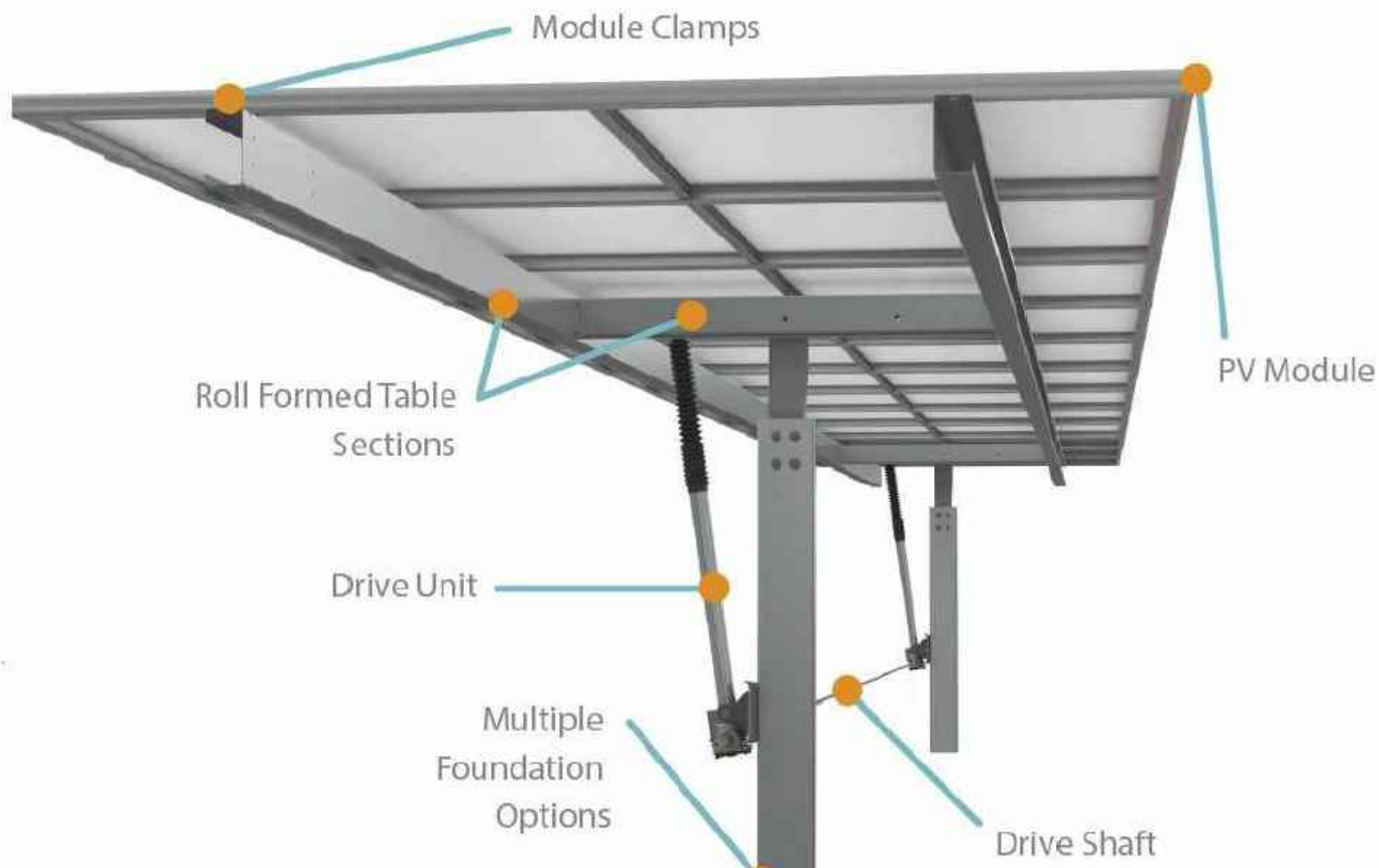
PROJECT NUMBER:
2017-004-56A

UNITS:
IMPERIAL

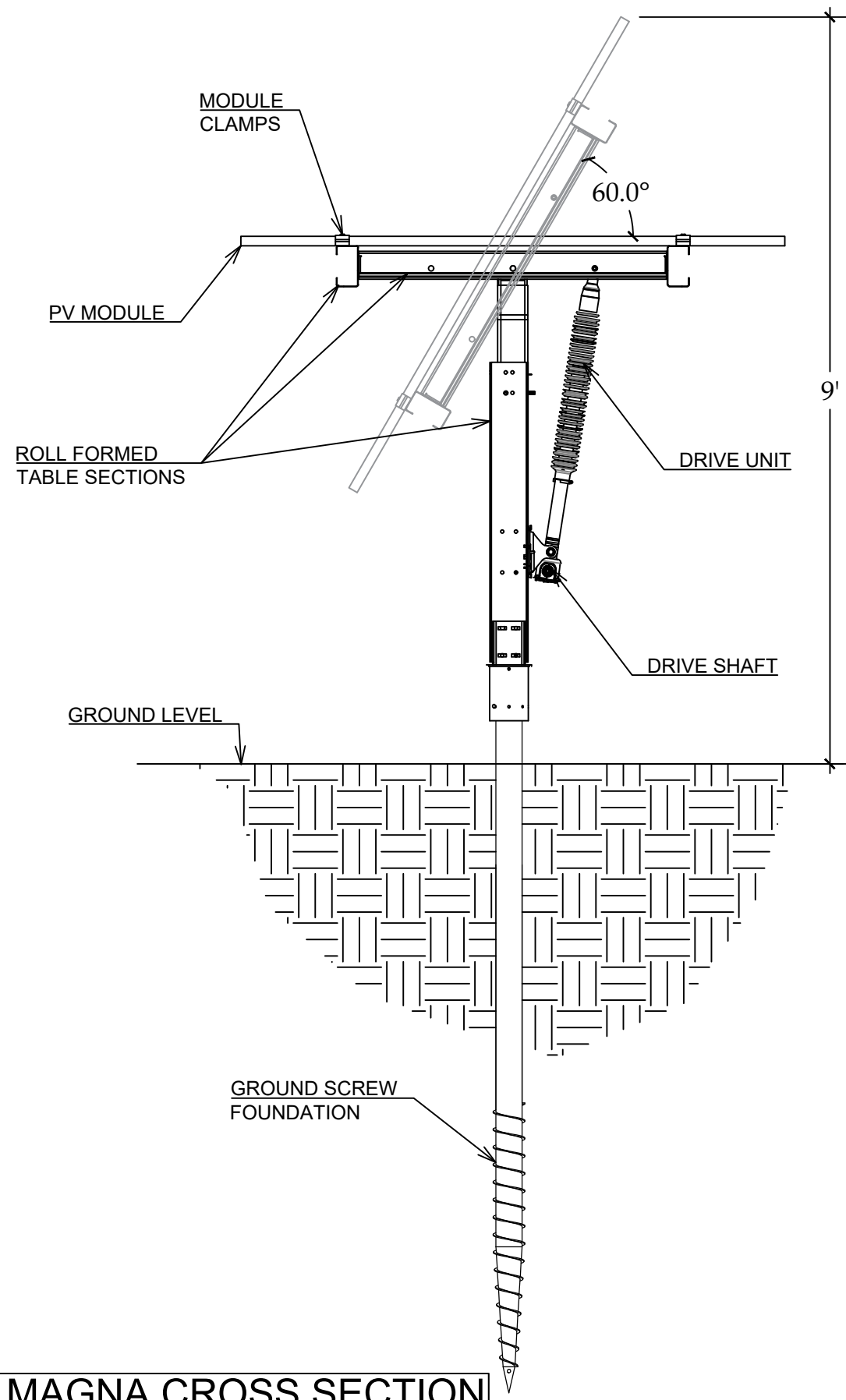
SCALE:
N.T.S

DRAWING NUMBER:

S.0000

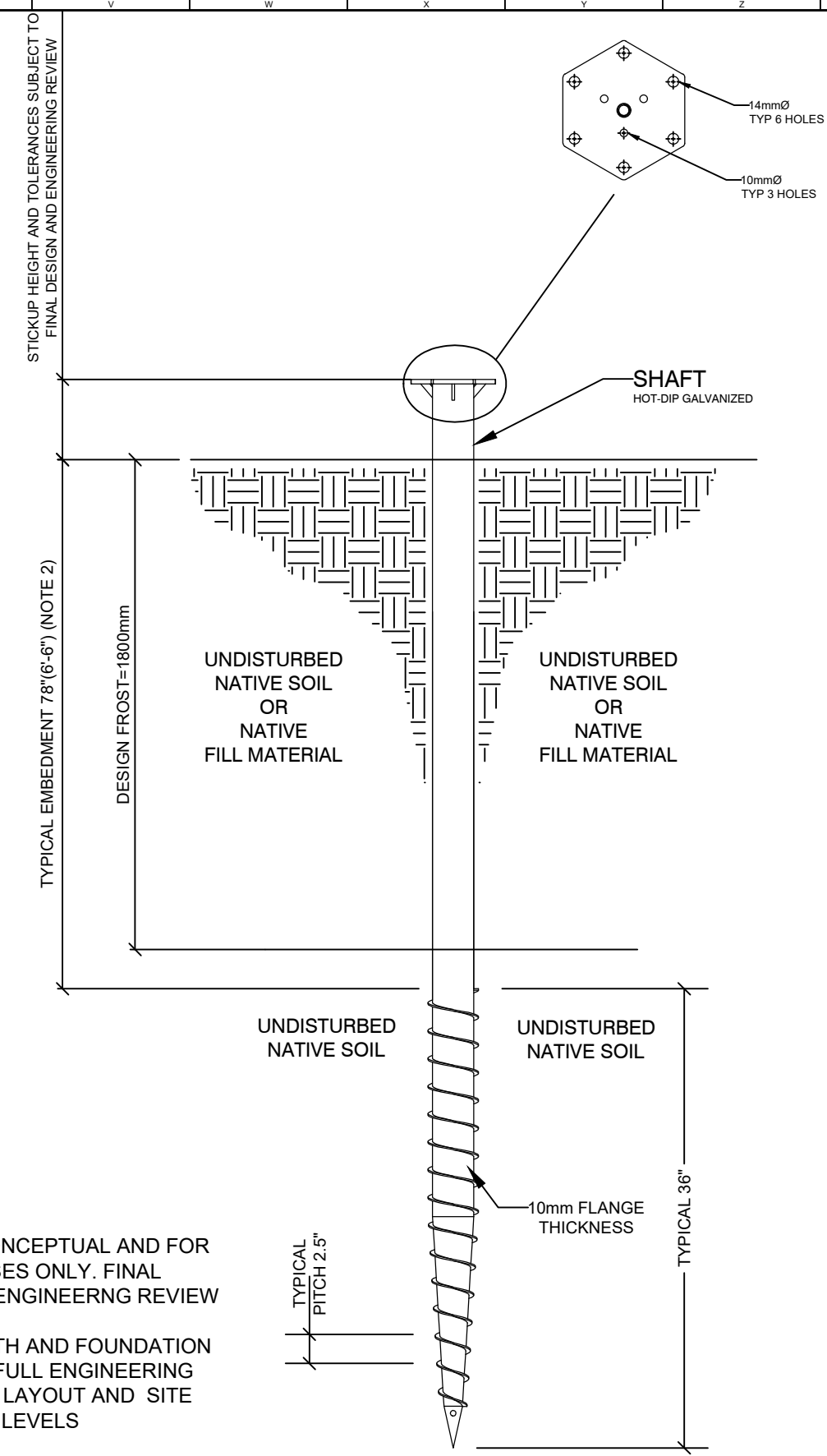


01
S-210
TYPICAL MAGNA ISOMETRIC VIEW
SCALE: N.T.S

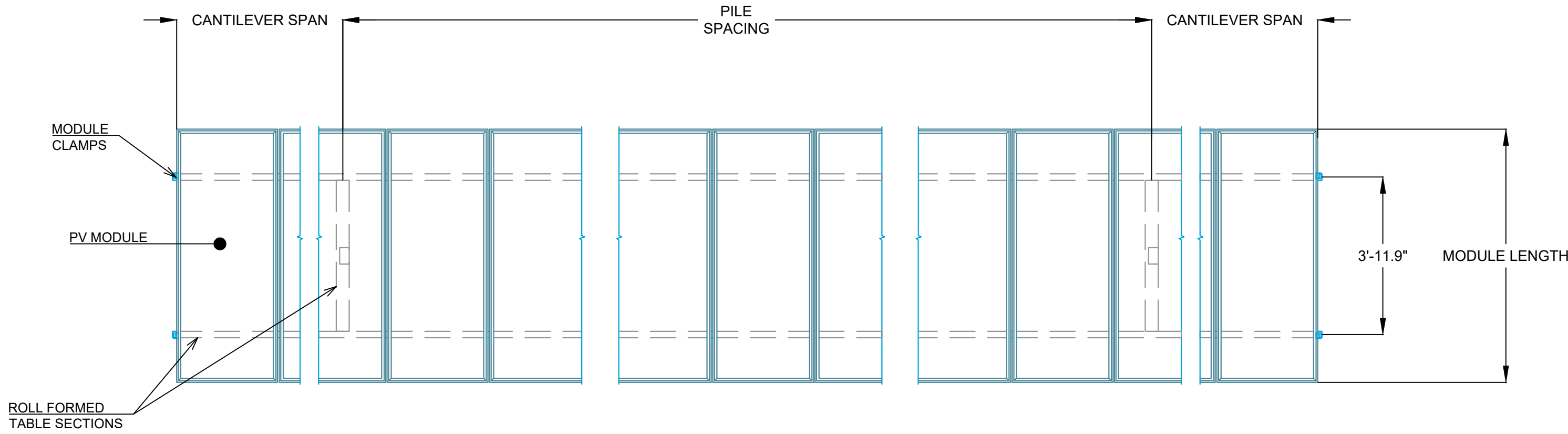


02
S-210
TYPICAL MAGNA CROSS SECTION
SCALE: N.T.S

- NOTES:
1. DETAIL IS SHOWN AS CONCEPTUAL AND FOR DIAGRAMMATIC PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO ENGINEERING REVIEW AND APPROVAL.
 2. FINAL EMBEDMENT DEPTH AND FOUNDATION DESIGN IS SUBJECT TO FULL ENGINEERING DESIGN, FINAL RACKING LAYOUT AND SITE SPECIFIC FROST HEAVE LEVELS.

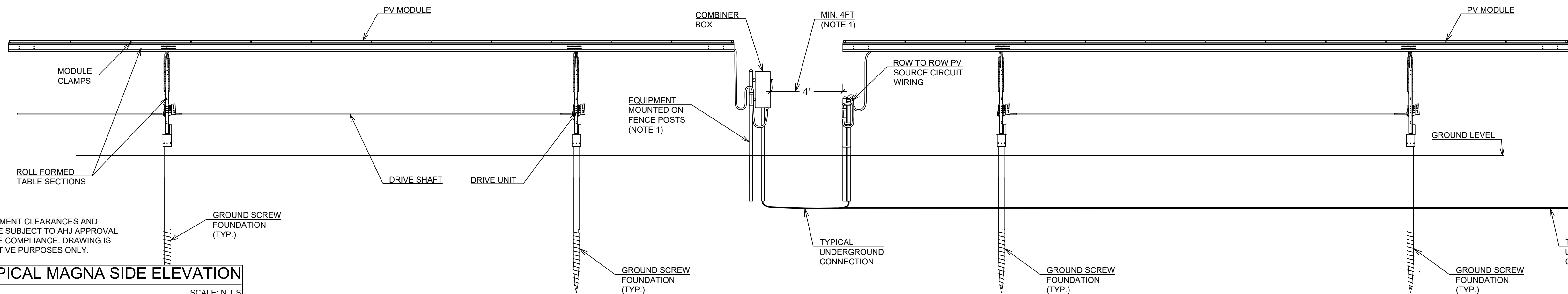


03
S-210
TYPICAL GROUND SCREW FOUNDATION
SCALE: N.T.S



- NOTES:
1. FINAL PILE SPACING AND CANTILEVER DIMENSIONS ARE SUBJECT TO DETAILED RACKING DESIGN. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

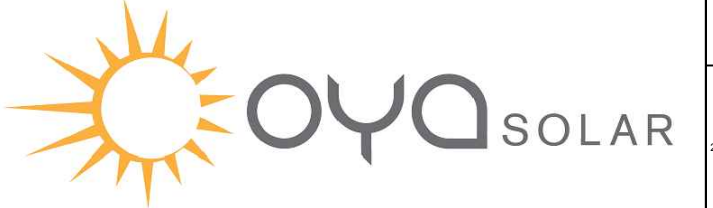
04
S-210
TYPICAL MAGNA RACKING PLAN VIEW
SCALE: N.T.S



- NOTES:
1. FINAL EQUIPMENT CLEARANCES AND MOUNTING ARE SUBJECT TO AHJ APPROVAL AND NEC CODE COMPLIANCE. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

05
S-210
TYPICAL MAGNA SIDE ELEVATION
SCALE: N.T.S

DEVELOPER:



OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-24	MAGNA TRACKER RACKING DETAILS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

TYPICAL MAGNA
DETAILS

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56A

UNITS:

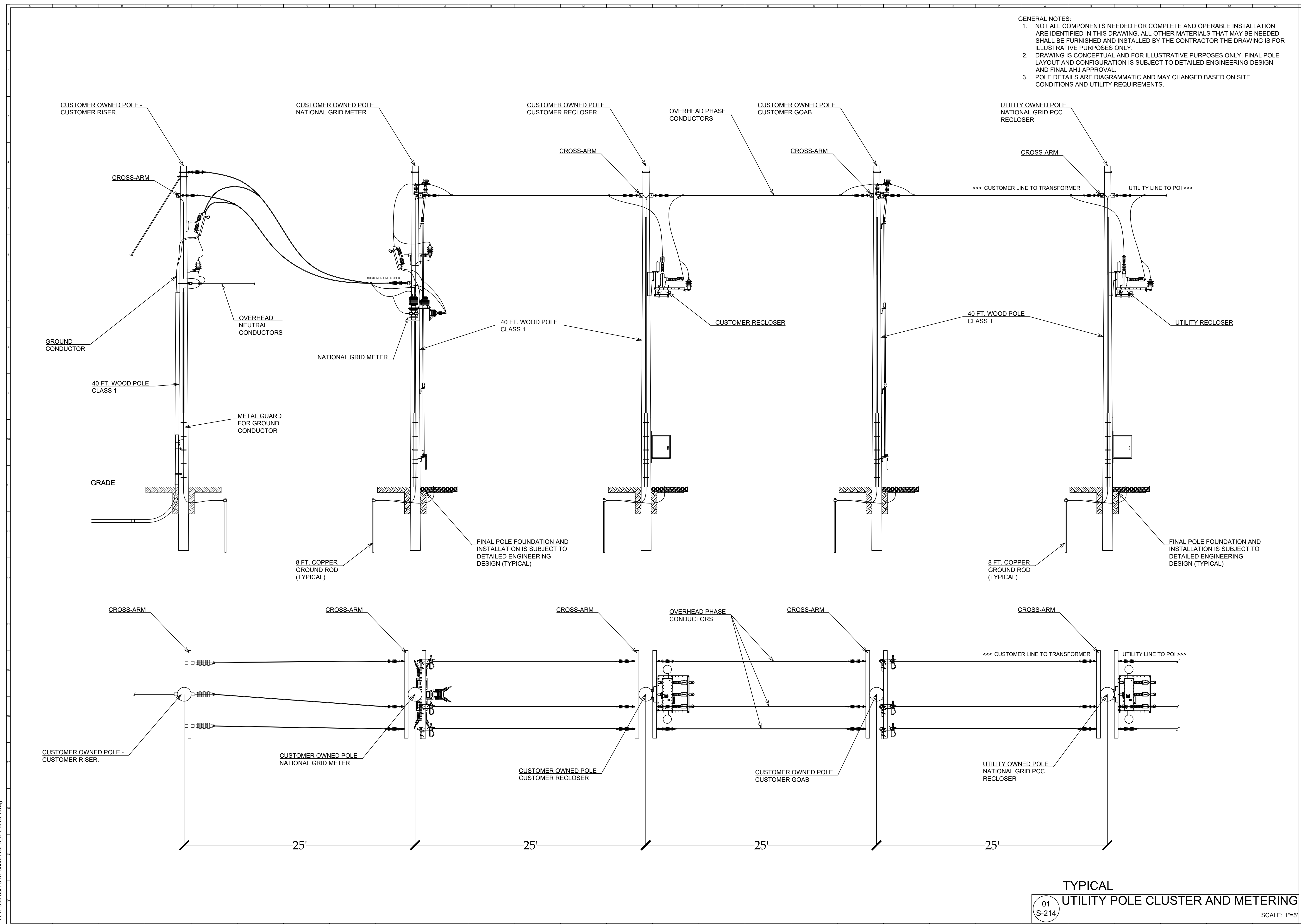
IMPERIAL

DRAWING NUMBER:

S-210

SCALE:

N.T.S



DEVELOPER:

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OYA PROJECT MANAGER:

335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

PARCEL ID:

ENGINEERING PERMIT-SEAL:

[illegible]

PROJECT NAME AND ADDRESS:

1671 CHURCH ROAD, LYSANDER
NY 13027

GPS: 43.191329, -76.389541

DRAWING TITLE:

CHECKED BY
MM

DRAWN BY:
KA

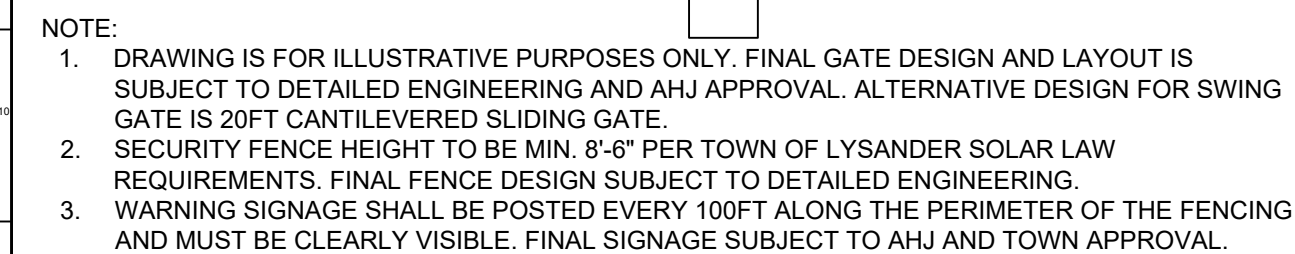
PROJECT NUMBER:
2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

SCALE:
1"=5'

 $1''=5'$



Technical drawing showing a side view and an end view of a fence and gate assembly. The side view on the left shows a gate with a height dimension of 8'-6" FT. and a gate post with a 3.5" O.D. The end view on the right shows a fence post with a 2.36" diameter. The fence fabric is 8'-6" high. A brace rail is shown connecting the gate post to the fence post. The ground line is indicated, and a 3" ground clearance is specified. The drawing includes labels for the Access Gate, Gate Post, Fence Fabric, Fence Post, and various dimensions. A note at the bottom right refers to 'SEE FOOTING DETAILS DETAIL 4'.

Labels and dimensions include:

- ACCESS GATE
- GATE POST 3.5" O.D.
- 8'-6" FT.
- BRACE RAIL
- FENCE FABRIC
- 8'-6" FENCE HEIGHT
- FENCE POST 2.36"
- GROUND LINE
- 3" GROUND CLEARANCE
- DROP FORGED TURNBUKLE
- SEE FOOTING DETAILS DETAIL 4

DRIVEN FENCE POST - NO FOUNDATION

42"

14"

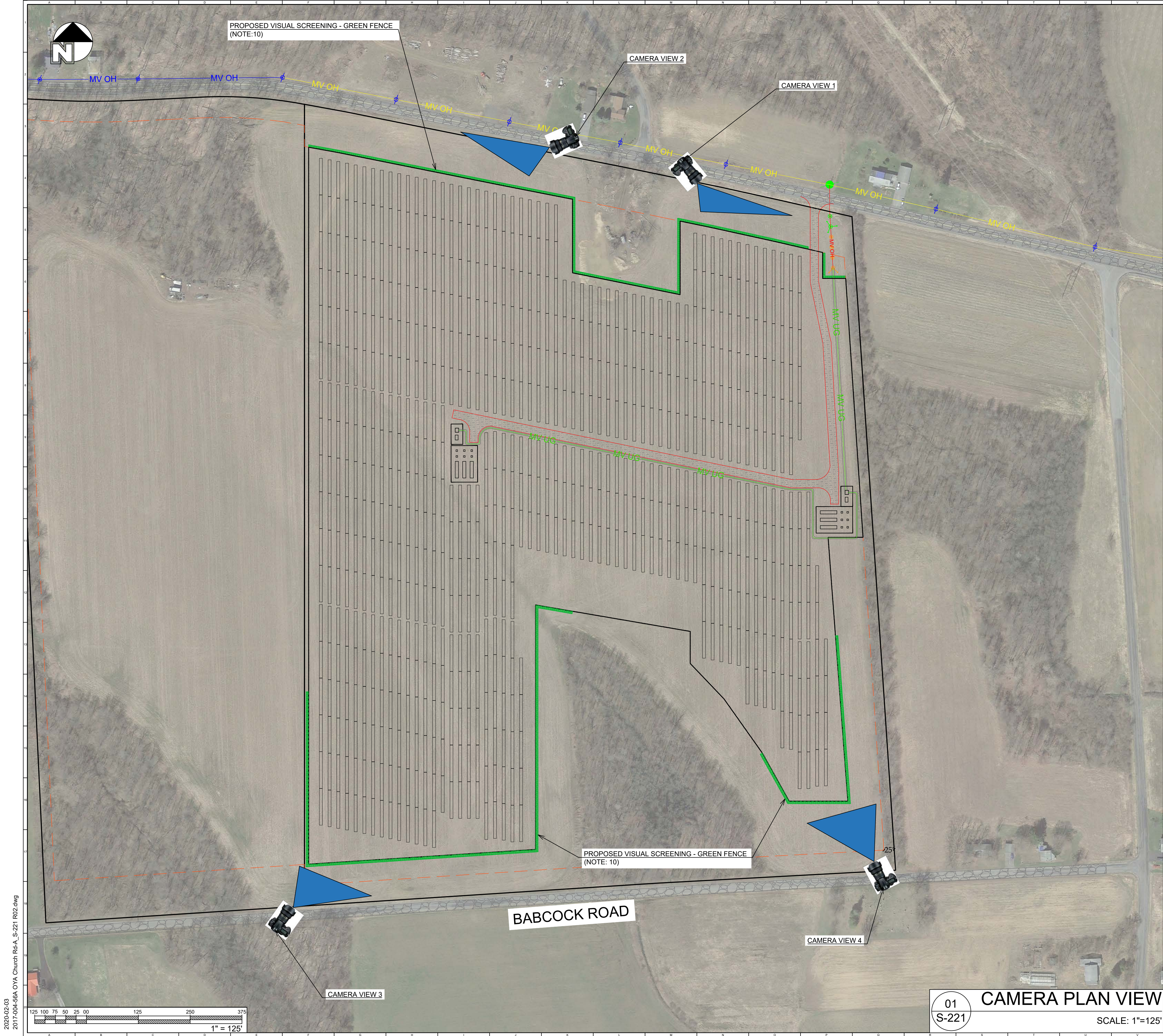
NOTE:

1. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FENCE FOUNDATION DESIGN AND LAYOUT IS SUBJECT TO DETAILED ENGINEERING AND AHI APPROVAL.

[illegible]

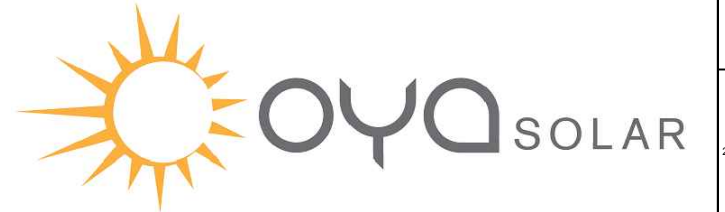
02 HAZARD AND EMERGENCY SIGNAGES
S-220 SCALE: N.T.S.

S-220



	PARCEL BOUNDARY		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SITE FENCE		EXISTING ROAD
	POI - EXISTING UTILITY POLE		PROPOSED ACCESS ROAD
	NEW UTILITY POLE		EQUIPMENT PAD
	NEW DEVELOPER POLE		ONE RACK FOR 26 MODULES (TRACKER)
	PROPOSED HV LINE (UNDER GROUND)		CAMERA LOCATION
	PROPOSED HV LINE (OVERHEAD)		VISION FIELD
	EXISTING UTILITY HV LINE		PROPOSED VISUAL SCREENING - GREEN FENCE
	NEW 3-PHASE LINE BY NG		

DEVELOPER:

 OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	V.S PLAN VIEW - CAM LOCATIONS	KA
02	2020-02-03	LAYOUT UPDATE - PITCH TO 21'	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

**VISUAL SCREENING
- CAM PLAN VIEW**

CHECKED BY: MM DRAWN BY: KA

PROJECT NUMBER:

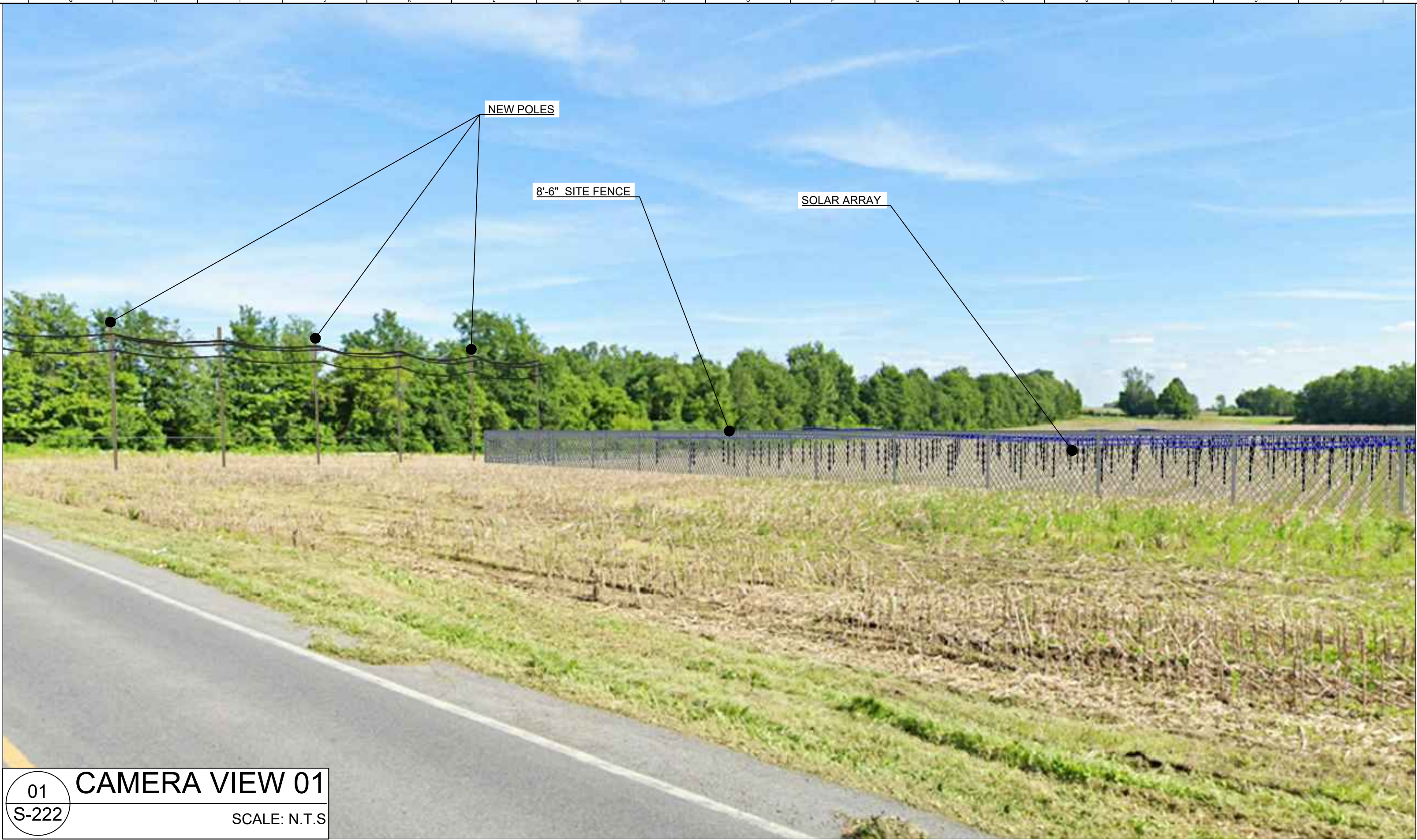
2017-004-56A

UNITS: IMPERIAL DRAWING NUMBER: S-221

SCALE: 1"=125'

- NOTES:
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 2. THE LAYOUT IS DEVELOPED USING IANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019.
 3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV-ARRAY LAYOUT.
 4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS.
 5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT.
 6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION.
 7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.
 8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING).
 9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').
 10. EXACT SPECIFICATION OF GREEN FENCE WILL BE USED FOR VISUAL SCREENING TO BE DETERMINED DURING THE CONSTRUCTION PHASE

2020-01-31
2017-004-56A OYA Church Rd-A_S-222 R01.dwg



01
S-222

CAMERA VIEW 01

SCALE: N.T.S



02
S-222

CAMERA VIEW 01 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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OYA PROJECT MANAGER:

GLENN MACKAY
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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-29	CAM - 01 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 01

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

SCALE:
N.T.S

S-222



01
S-223

CAMERA VIEW 02

SCALE: N.T.S



02
S-223

CAMERA VIEW 02 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 02 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 02

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-223

SCALE:
N.T.S



01
S-224

CAMERA VIEW 03

SCALE: N.T.S



02
S-224

CAMERA VIEW 03 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 03 / VISUAL SCREENING	KA
02	2020-02-03	LAYOUT UPDATE - REFER TO S-200	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 03

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-224

SCALE:
N.T.S

2020-01-31
2017-004-56A OYA Church Rd-A_S-225 R01.dwg



01
S-225

CAMERA VIEW 04

SCALE: N.T.S



02
S-225

CAMERA VIEW 04 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-31	CAM - 04 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - A
1671 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191329, -76.389541

DRAWING TITLE:

**VISUAL SCREENING
CAMERA VIEW 04**

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

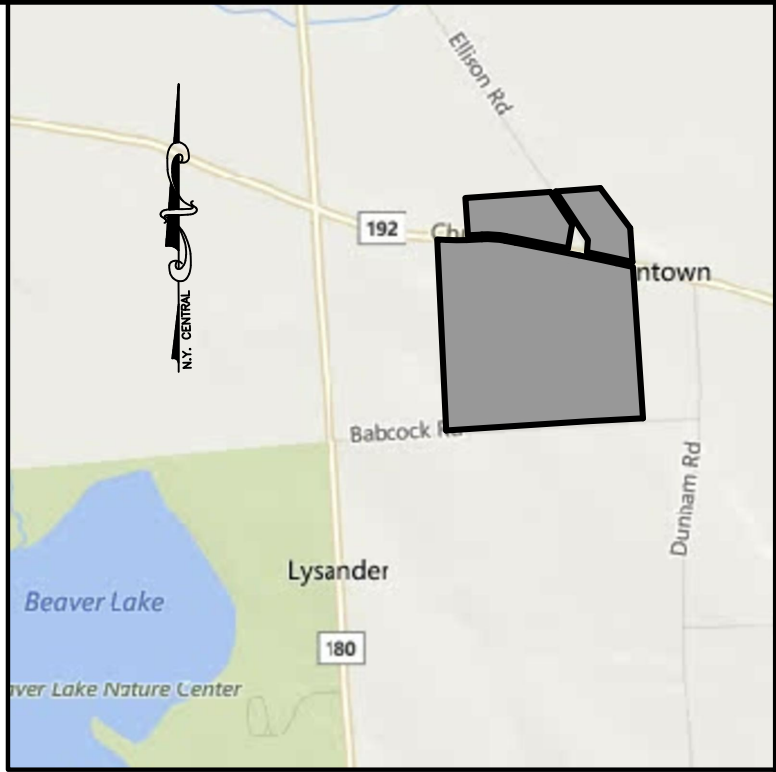
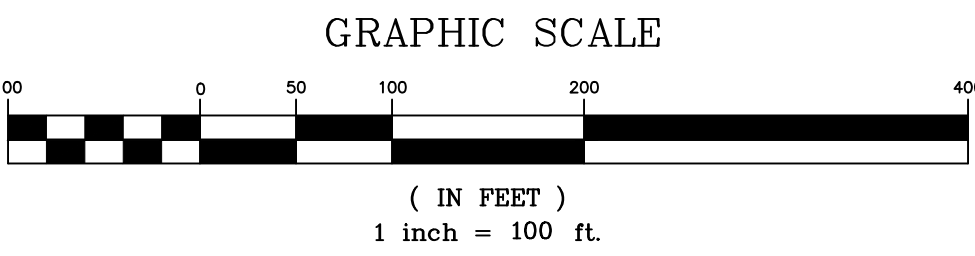
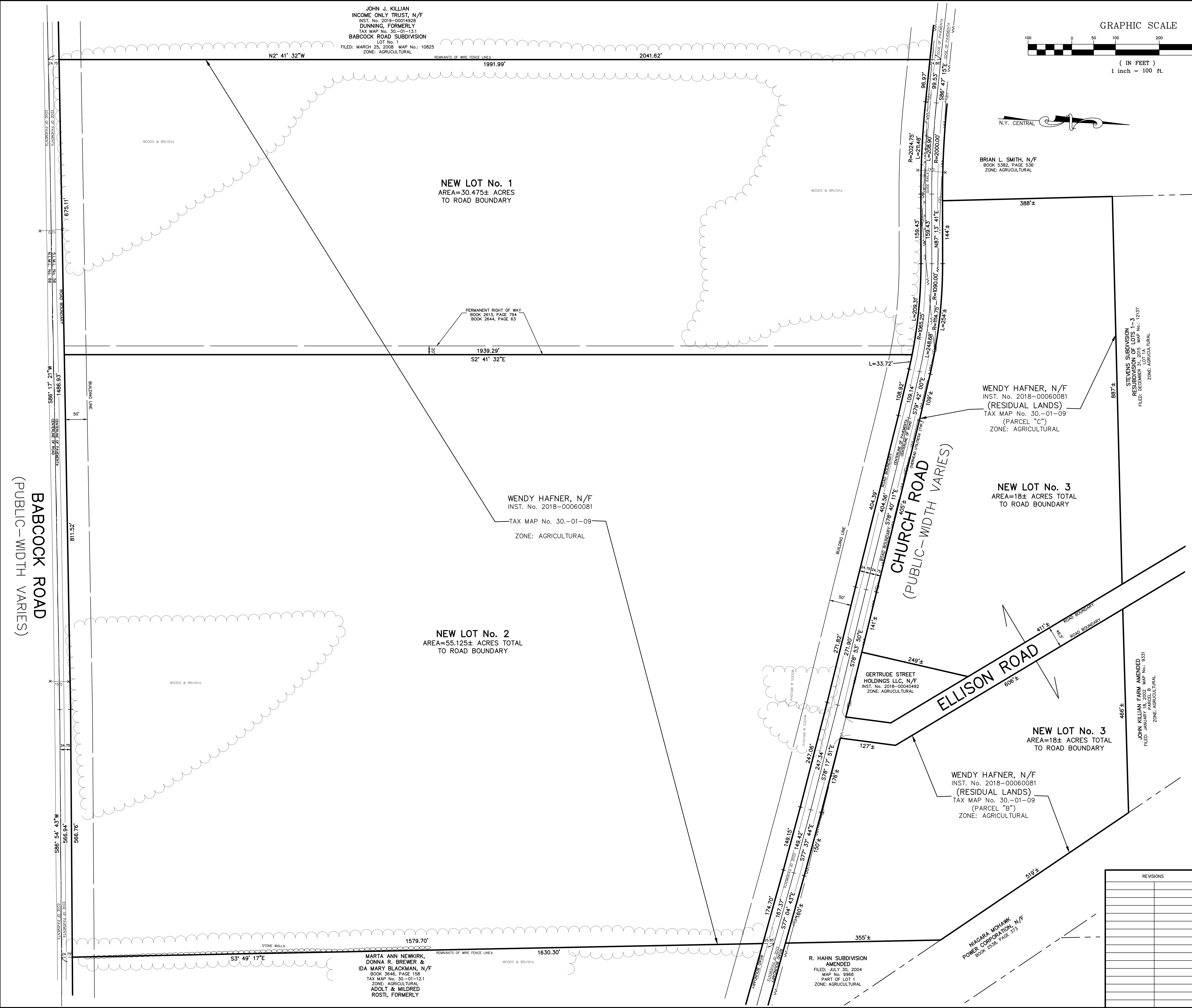
2017-004-56A

UNITS:
IMPERIAL

DRAWING NUMBER:

S-225

SCALE:
N.T.S



NOTES:

Total area: 104± acres to Road Boundary.
Total number of lots: One (1) existing; Three (3) proposed.
Present Zone: Agricultural (A).
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0035F, effective date: November 4, 2016..
Wetlands not shown.
Part of Tax Map No. 30.-01-09

- LEGEND:**
- ☆ Ls indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IFF indicates iron pipe and/or monument found
 - MON. FND indicates monument found
 - indicates bollard
 - indicates sign
 - 12" CMP — indicates storm culvert
 - 6" G — indicates gas main, gas valve & gas line marker
 - 8" W — indicates water main, water valve & hydrant
 - 18" D — indicates storm sewer, catch basin & manhole
 - 8" S — indicates sanitary sewer, sewer vent & manhole
 - TEL — indicates underground telephone line, manhole & box
 - U-TEL — indicates underground electric line & manhole
 - UE — indicates underground television cable & box
 - CATV — indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

BULK REGULATIONS		
PRESENT ZONE:	AGRICULTURAL (A)	
	1—FAMILY	2—FAMILY
Minimum Lot Area	80,000 sq. ft.	120,000 sq. ft.
Minimum Lot Width	200 feet	250 feet
Maximum Coverage	25%	25%
Minimum Front Yard Setback	50 feet	50 feet
Minimum Rear Yard Setback	50 feet Principal Structure 20 feet Accessory Structure	50 feet Principal Structure 20 feet Accessory Structure
Minimum Side Yard Setback	20 feet one side 40 feet Total	20 feet one side 40 feet Total
Building Height	30 feet	30 feet

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS

FINAL PLAN

WENDY HAFNER SUBDIVISION

PART OF MILITARY LOT No. 56

TOWN OF LYSANDER

ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.

NORTH SYRACUSE, NY 13212

PHONE: (315) 457-7200

FAX: (315) 457-9251

EMAIL: mail@romanspc.com

DATE: NOVEMBER 19, 2019

SCALE: 1" = 100'

FILE No.: 301.082

SHEET No.

F.B. No. 1550

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Solar Church Road - A		
Project Location (describe, and attach a general location map): 1671 Church Road Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of a 5MWAC grid-tie photovoltaic (PV) system installed on Church Road in Lysander, New York. The system will be built within a 38.85 acre fenced area, consisting of 18,746 Talesun TP6G72M-9BB 400W PV modules connected to one power electronics HEMK-FS2125K inverter (CURTAILED TO 2000kw ac), and one power electronics HEMK-FS3190K inverter (curtailed to 3000kw AC). The project will include a newly constructed access road (20' x 1,745') appropriate for access during construction and future maintenance activities.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358	
	E-Mail:	
Address: 335 Madison Ave.		
City/PO: New York	State: New York	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan A. Bayer, Managing Environmental Scientist, C&S Companies	Telephone: 315-703-4312	
	E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Blvd.		
City/PO: Syracuse	State: New York	Zip Code: 13212
Property Owner (if not same as sponsor): Wendy Hafner	Telephone:	
	E-Mail:	
Address: 113 Snappy Lane		
City/PO: Liverpool	State: NY	Zip Code: 13090

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Lysander Planning Board	February 6, 2020
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Planning Board (Ag Data Statement, County Park, County Road)	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater NOI	TBD
h. Federal agencies ☒ Yes ☐ No	USACE Nationwide Permit	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):

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):

Onondaga County Agricultural and Farmland Protection Plan

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?

Agricultural land use

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? Baldwinsville Central School District

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

Onondaga County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?

Lysander Fire Department, Greater Baldwinsville Ambulance Corps.

d. What parks serve the project site?

Beaver Lake Nature Center

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 55.27 acres

b. Total acreage to be physically disturbed? 38.85 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 55.27 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)

Commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 30.26 Maximum 64.24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 8 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 721	
ii. Dimensions (in feet) of largest proposed structure: _____ 10 height; _____ 6 width; and _____ 70 length	
iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet	

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

D.2. Project Operations

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

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

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Work associated with the PV array involves non-jurisdictional activities such as installation of helical piles. Electrical conduit trenching will also occur in federally regulated wetlands; this activity will not result in the permanent loss of wetlands and is considered a temporary impact.

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

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

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

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

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

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

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

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>0.3</u> acres (impervious surface) _____ Square feet or <u>55.27</u> acres (parcel size) ii. Describe types of new point sources. <u>Not applicable</u> 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)? <u>Stormwater will be directed to on-site water and drainage ways.</u>	
If to surface waters, identify receiving water bodies or wetlands: _____ <u>Unnamed tributaries to Beaver Lake</u>	
Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Not applicable</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Not applicable</u>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned
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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: Construction equipment 7am - 7pm during construction phase only	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.3	+0.3
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	31.35	0	-31.35
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	7.50	7.50	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Solar PV Array, wetland areas with solar racks installed, and pervious access road	0	38.55	+38.55

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? 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: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 15 gallons of hydraulic oil were spilled on an adjoining property (1721 Church Road, site number 0710458) on 1/03/2008. The spill case was closed on 1/07/2008.	☒ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): 0710458 Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☒ Yes ☐ No ☐ Yes ☒ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ The spill case was closed on 1/07/2008.	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ >6 feet																	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Bombay loam</td> <td style="width: 20%; text-align: right;">59.3 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Madrid loam</td> <td style="text-align: right;">10.2 %</td> <td></td> </tr> <tr> <td>Hilton loam</td> <td style="text-align: right;">10.3 %</td> <td></td> </tr> </table>		Bombay loam	59.3 %		Madrid loam	10.2 %		Hilton loam	10.3 %								
Bombay loam	59.3 %																
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d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet																	
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 20%; text-align: right;">12.4 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">79.8 % of site</td> <td></td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">7.8 % of site</td> <td></td> </tr> </table>		☒ Well Drained:	12.4 % of site		☒ Moderately Well Drained:	79.8 % of site		☒ Poorly Drained	7.8 % of site								
☒ Well Drained:	12.4 % of site																
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☒ Poorly Drained	7.8 % of site																
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 20%; text-align: right;">23.4 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">76.6 % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☒ 0-10%:	23.4 % of site		☒ 10-15%:	76.6 % of site		☐ 15% or greater:	_____ % of site								
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☒ 10-15%:	76.6 % of site																
☐ 15% or greater:	_____ % of site																
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																	
h. Surface water features.																	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No																	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No																	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.																	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> <td style="width: 40%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland PFO1/SS1E</td> <td>Approximate Size 7.50</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50		• Wetland No. (if regulated by DEC)	_____		
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• Wetlands:	Name Freshwater Forested/Shrub Wetland PFO1/SS1E	Approximate Size 7.50															
• Wetland No. (if regulated by DEC)	_____																
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____																	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:																	
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____																	

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-footed mouse</td> <td style="width: 33%; border-bottom: 1px solid black;">Meadow vole</td> <td style="width: 33%; border-bottom: 1px solid black;">Whitetail deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Red-tailed hawk</td> <td style="border-bottom: 1px solid black;">Eastern wild turkey</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-footed mouse	Meadow vole	Whitetail deer	Red-tailed hawk	Eastern wild turkey	
White-footed mouse	Meadow vole	Whitetail deer						
Red-tailed hawk	Eastern wild turkey							
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): _____ 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: _____ Some adjoining properties may be used for hunting, trapping, and/or fishing, but there is no effect from the proposed action.								
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? 38.55 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? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	☐ Yes ☒ No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Local nature center</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Beaver Lake Nature Center</u> iii. Distance between project and resource: _____ <u>0.8</u> miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

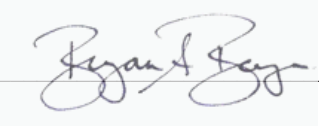
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Bryan A. Bayer, C&S Engineers, Inc. Date 2-6-2020

Signature  Title Managing Environmental Scientist

PRINT FORM

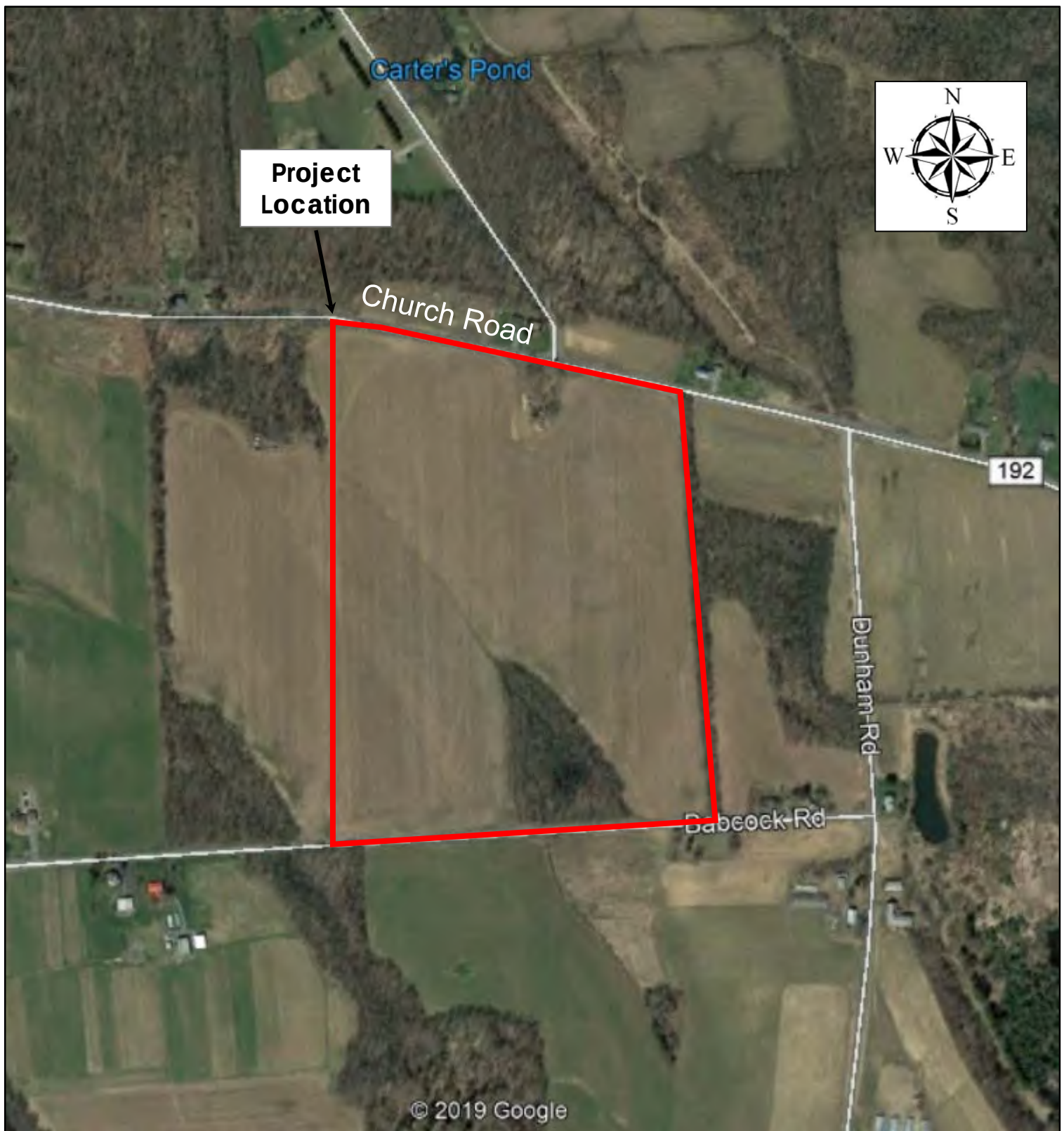


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
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.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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Source: Google Maps

Not to Scale

OYA Solar Church Road – A Solar Site

1671 Church Road, Town of Lysander,
Onondaga County, New York



Figure 1
Project Location Map

Feasibility Statement – Church Road A

The proposed Church Road A project has completed various stages of development and due diligence and does remain financially feasible. However, without the approval of the requested PILOT agreement, at full taxation rate the project will not be viable. The project does not draw on and local services or utilities. The proposed project also helps to satisfy the goals set by the State of increasing the amount of energy sourced by clean, renewable, and community sources.

Church Road A

Section II - C

The project is expected to increase the Company's revenue.

Church Road A

Section I – H

Not applicable.

Being a Photovoltaic (PV) Solar project, once built, only solar energy will be used as to operate.

Church Road A**Section I – J**

No, Church Road A LLC has not previously received any previous benefits or assistance from OCIDA, SIDA, New York State, or the Onondaga Civic Development Corporation. Stockholder OYA Solar NY LP as previously received incentives from the Megawatt Block Program from New York state for previous projects. A list of these projects can be submitted to you upon request.

Onondaga County Industrial Development Agency



Project Summary

5/1/2020

1. Project	OYA Church Road B LLC	2. Project Number	3101-20-07B
3. Location	Lysander	4. School District	Baldwinsville Central School District
5. Tax Parcel(s)	030.-01-09.0	6. Project Type	New Construction: Solar Development
		Village	-

7.Total Project Cost	\$	2,206,644	8. Total Jobs	0.5
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	0.5
Building	\$	894,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	1,271,144		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	41,500		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Abatement/Benefit Analysis

OYA Church Road B LLC

Fiscal Impact (\$)

Estimated Abatement	\$	476,670
Sales Tax	\$	101,690
Mortgage Tax		
Property Tax Relief (PILOT)	\$	374,980
Estimated New Investment	\$	6,979,001
PILOT Payments	\$	126,917
Project Wages (10 years)	\$	1,872,000
Construction Wages	\$	2,814,940
Employee Benefits (10 years)		
Project Capital Investment	\$	2,165,144
New Sales Tax Generated		N/A
Agency Fees	\$	28,583
Agency Legal Fees	\$	5,517

Benefit:Abatement Ratio **14.64 :1**

Project Description

OYA Church Road B LLC ("OYA") is proposing to develop a 1 MWAC solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, New York. The Proposed Project will operate over a 30-year term.

OYA Church Road B LLC

5/1/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	2,223
Projected Year 1 Revenue to be generated as a result of the project:	\$	5,500
Total Project Cost	\$	2,206,644
OCIDA Estimate of Project Value	\$	541,286
Projected MW (AC) to be generated		5
Estimated Property Tax Revenue if there was no project	\$	49,250
Scheduled PILOT Payments	\$	176,167

Year	Onondaga County	Town Lysander	Baldwinsville Central School District	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	16.5%	6.4%	77.1%	100.0%		
2019-2020	\$ 368	\$ 142	\$ 1,714	\$ 2,223	\$ 2,223	
1	\$ 908	\$ 352	\$ 4,240	\$ 5,500	\$ 15,898	\$ 10,398
2	\$ 926	\$ 359	\$ 4,325	\$ 5,610	\$ 16,216	\$ 10,606
3	\$ 944	\$ 366	\$ 4,412	\$ 5,722	\$ 16,540	\$ 10,818
4	\$ 963	\$ 374	\$ 4,500	\$ 5,837	\$ 16,871	\$ 11,035
5	\$ 982	\$ 381	\$ 4,590	\$ 5,953	\$ 17,209	\$ 11,255
6	\$ 1,002	\$ 389	\$ 4,682	\$ 6,072	\$ 17,553	\$ 11,480
7	\$ 1,022	\$ 396	\$ 4,775	\$ 6,194	\$ 17,904	\$ 11,710
8	\$ 1,042	\$ 404	\$ 4,871	\$ 6,318	\$ 18,262	\$ 11,944
9	\$ 1,063	\$ 412	\$ 4,968	\$ 6,444	\$ 18,627	\$ 12,183
10	\$ 1,085	\$ 421	\$ 5,067	\$ 6,573	\$ 19,000	\$ 12,427
11	\$ 1,106	\$ 429	\$ 5,169	\$ 6,704	\$ 19,380	\$ 12,675
12	\$ 1,128	\$ 438	\$ 5,272	\$ 6,839	\$ 19,767	\$ 12,929
13	\$ 1,151	\$ 446	\$ 5,378	\$ 6,975	\$ 20,163	\$ 13,187
14	\$ 1,174	\$ 455	\$ 5,485	\$ 7,115	\$ 20,566	\$ 13,451
15	\$ 1,197	\$ 464	\$ 5,595	\$ 7,257	\$ 20,977	\$ 13,720
16	\$ 1,221	\$ 474	\$ 5,707	\$ 7,402	\$ 21,390	\$ 14,000
17	\$ 1,246	\$ 483	\$ 5,821	\$ 7,550	\$ 21,807	\$ 14,283
18	\$ 1,271	\$ 493	\$ 5,937	\$ 7,701	\$ 22,228	\$ 14,570
19	\$ 1,296	\$ 503	\$ 6,056	\$ 7,855	\$ 22,653	\$ 14,860
20	\$ 1,322	\$ 513	\$ 6,177	\$ 8,012	\$ 23,083	\$ 15,153
21	\$ 1,348	\$ 523	\$ 6,301	\$ 8,173	\$ 23,517	\$ 15,450
22	\$ 1,375	\$ 534	\$ 6,427	\$ 8,336	\$ 23,956	\$ 15,750
23	\$ 1,403	\$ 544	\$ 6,555	\$ 8,503	\$ 24,400	\$ 16,053
24	\$ 1,431	\$ 555	\$ 6,686	\$ 8,673	\$ 24,849	\$ 16,360
25	\$ 1,460	\$ 566	\$ 6,820	\$ 8,846	\$ 25,303	\$ 16,670
	\$ 29,067	\$ 11,275	\$ 135,816	\$ 176,167	\$ 551,147	\$ 374,980



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

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: OYA Church Road B LLC

Applicant Address: 144 Front Street West, Suite 310, Toronto ON

Phone: (416) 840-3358

Fax: 416-840-6666

Website: <https://oyasolar.com/>

E-mail: glenn.mackay@oyasolar.com

Federal ID#:

NAICS: 221114

State and Year of Incorporation/Organization: 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Glenn Mackay

Title: Project Manager

Address: 144 Front Street West, Suite 310, Toronto, ON, M5J 2L7

Phone: 416-840-3358 ext. 139

Fax: 416-860-6666

E-mail: glenn.mackay@oyasolar.com

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

Name: _____
Title: _____
Address: _____
Phone: _____ Cell Phone: _____
E-mail: _____

D) Company Counsel:

Name of Attorney: Bernadette Corpuz, General Counsel
Firm Name: OYA Solar US GP Inc., general partner of OYA Solar NY, L.P.
Address: 144 Front Street West, Suite 310, Toronto, ON, M5J 2L7
Phone: (416-840-3358 ext. 122) Cell Phone: _____
E-mail: bernadette.corpuz@oyaventures.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2020

State in which Organization is established: Delaware

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

Name	% of ownership
<u>OYA Solar CDG LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: Up to 100% available to subscribers within the County

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☒Yes ☐No

Section II: Project Information

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

Address: 1671 Church Road

Legal Address (if different): _____

City: Lysander

Village/Town: Baldwinsville

Zip Code: 13027

School District: Baldwinsville Central School District

Tax Map Parcel ID(s): 030.-01-09.0

Current Assessed Value: \$130,000.00

Sq. Footage of Existing Building: 0

Census Tract: 44039

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	\$894,000 est.	see attached memo	
Furniture & Fixtures			
Equipment	\$1,271,144 est.		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	\$41,500 est.		
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost	\$2,206,644 est.	see attached memo	

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

- | | |
|---|-------------------------|
| 1. Bank Financing | \$ 0 _____ |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ 1,374,651 est. _____ |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0 _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ 0 _____ |

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

\$ _____

-Identify each state and federal grant/credit:

NYSERDA _____

\$ 170,000 est.

ITC _____

\$ 661,993 est.

\$ _____

6. Total Sources of Funds for Project Costs

\$ 2,206,644

C) Employment and Payroll Information

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

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0.5
Estimate the number of construction jobs to be created by this Project:	97.5
Estimate the average length of construction jobs to be created (months):	8
Current annual payroll at facility:	0
Average annual growth rate of wages:	not applicable
Please list, if any, benefits that will be available to either full and/or part time employees:	not applicable
Average annual benefit paid by the company (\$ or % salary) per FTE job:	not applicable
Average growth rate of benefit cost:	not applicable
Amount or percent of wage employees pay for benefits:	not applicable
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	not applicable

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
N/A							
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): 49% over 25 years
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged):
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 8%
- ☐ Tax Exempt Bond Financing (Amount Requested):
- ☐ Taxable Bond Financing (Amount Requested):

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

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ none

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ none

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

\$ 1,271,144

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

\$ 101,690

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 04/17/2020 (date).

Company: OYA Church Road B LLC

Representative for Contract: Glenn Mackay

Address: 144 Front Street West, Suite 310 City: Toronto State: ON Zip: M5J 2L7

Phone: (416) 840-3358 Email: glenn.mackay@oyasolar.com

Project Address: 1671 Church Road City: Lysander State: NY Zip: 13027

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

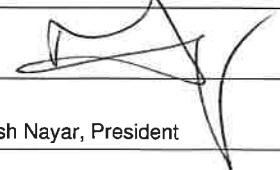
1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees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

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

Name of Applicant Company

OYA Church Road B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Manish Nayar, President

Date: 04/21/2020

Section VIII: Employment Plan

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

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

☐ Yes ☒ No

If yes, name and location: _____

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

☐ Yes ☒ No

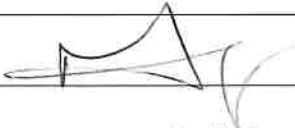
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: OYA Church Road B LLC _____

Signature of Officer or Authorized Representative:  _____

Name & Title of Officer or Authorized Representative: Manish Nayar, President _____

Date: 04/21/2020 _____

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

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

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

OYA Church Road B LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

Section X: Representations, Certifications, and Indemnification

Manish Nayar _____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the _____ President _____ (title) of OYA Church Road B LLC _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

Name of Applicant Company

OYA Church Road B LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

Manish Nayar, President

Date: 04/21/2020

PROVINCE OF ONTARIO

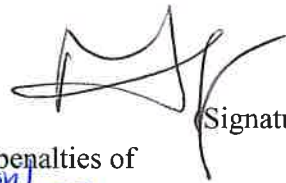
)

FOREIGN COUNTRY OF CANADA

)ss.;

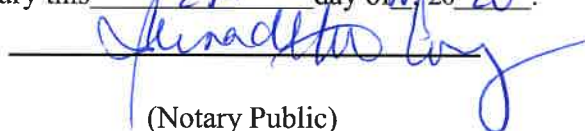
Manish Nayar, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 21st day of April 2020.



(Notary Public)

Name: Bernadette Corpuz

Jurisdiction: Province of Ontario,
Foreign Country of Canada

End of Application

Expiry: None



Rev 1-9-20

PROJECT NARRATIVE

OYA CHURCH ROAD B LLC COMMUNITY DISTRIBUTED GENERATION

1680 CHURCH ROAD, LYSANDER, NY 13027



OYA SOLAR NY, L.P.



1. Summary

OYA Church Road B LLC ("OYA") is proposing to develop a 1 MW_{AC} solar + storage CDG Project located at Church Road ("Proposed Project") in the Town of Lysander, New York. The Proposed Project will operate over a 30-year term. OYA has contracted a highly reputed consulting company to assist us in the submittal of the Site Plan Application and engage in further discussions regarding any additional permitting and engineering requirements.

The application for the interconnection has been submitted to the utility company and is deemed complete. The utility company has completed a full Coordinated Electric System Interconnection Review ("CESIR"), and an Interconnection Agreement between OYA and the utility company (National Grid) is in place.

Construction activities are expected to begin in July 2020 and expected to take three to four months, including 20 days for commissioning. At this time, no Request for Proposals have been sent to vendors, therefore no specific vendors have been selected.

Solar projects offer numerous benefits to the community. These multi-million-dollar projects create construction, operation and maintenance jobs. At OYA, we work with local contractors for numerous components of the project. The proposed project is expected to generate 3000 total hours of annual operations and maintenance labor, equivalent to \$76,000, combined between the Church Road A and Church Road B sites.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of the environmental benefits. Moreover, solar systems have been found to be a good-neighbor land use due to their passive nature, no negative impacts on neighboring property values, and benefits to the environment and local economy. Lastly, a solar project will not change the underlying nature of the land.

There will be no cost to taxpayers for development of this project. On the contrary, the public will benefit from the proposed project as it will employ locals for construction, operations and the supply chain. There will be many indirect jobs that are created for supporting processes of the Solar Project which complement the entire life cycle of the proposed project, including, but not limited to; policy-making, sales and marketing, financial services, education, research and development ("R&D"), consulting, hotels, restaurants etc.

Statistics show that for every job created in the solar industry, 1.8 to 2.8 jobs are created in other segments of the economy.

The Proposed Project will not produce a burden on existing public infrastructure and services. On the contrary, the passive nature of electric generation prevents the need for additional or increased services. The limited amount of vehicle traffic needed to access the site will prevent traffic hazards. A parking and laydown area may be designated on the proposed site during construction and decommissioning.



The Proposed Project is contributing to the New York State Public Service Commission's ("PSC") Clean Energy Standard ("CES") goal of 50% renewables by 2030. As well, the proposed project will be generating clean energy, which is fed into the local grid, thus benefiting the local community.

Parcel Owner Information:

Name:	Wendy Hafner
Parcel I.D:	030.-01-09.0
Address:	1680 Church Road, Lysander, NY 13027

Project Developer

Name:	OYA Church Road B LLC
Address:	144 Front St. W, Suite 310, Toronto, ON M5J 2L7
Contact Name:	Taymaz Jahani, COO
Tax ID:	84-4998435

Municipality

Township	Town of Lysander
Address:	8220 Loop Road, Baldwinsville, NY 13027

2. Payment in Lieu of Taxes ("PILOT") Information

School District: Opted Out

Town: Opted Out

County: TBD

3. Proposed Project Description

The Proposed Project is a 1 MW_{AC} (1.49 MW_{DC}) single axis solar + storage generation facility located in the Township of Lysander (See “Figure 1: Proposed Project Location”).



Figure 1: Proposed Project Location

The Proposed Project site is located at 1680 Church Road, Town of Lysander, NY 13027 on approximately 30.26 acres / 1,318,125 sqft, consisting of a single tax parcel(See “Figure 2: Proposed Project Site Location”). The site access will be via a proposed gravel road off Church Road, entering the site at the North of the property.



Figure 2: Proposed Project Site Location

4. Project Technology

The Project will be new photovoltaic ("PV") power generation system with Direct Current ("DC") coupled Energy Storage System ("ESS"). The solar panel modules have been sited to satisfy or exceed Town zoning ordinances, with focus on minimizing visual impacts on surrounding landowners and the community. While 55.27 acres exist under site control, the solar PV modules will occupy approximately 1.90 acres / 82,764 sqft, which translates into a coverage ratio of 6.3%.

Electricity generated from panels will be fed to the inverters which ultimately connect to the electric grid at the point of interconnection, as determined by the utility company.

The solar panel will be supported on foundation/posts that will either be driven pile, grouted piles, or screw piles. The posts will be installed into the ground at a depth adequate to handle engineered loads and mitigate frost heave. Posts can be pulled from the ground at the end of the system's useful life with minimal ground disturbance. Racking, panel, and inverter manufacturers will be site-specific, depending on engineering, topography, and array layout. The utility company will provide final approval of interconnection equipment including transformers, meters, disconnects, utility poles, and wires, as required by the utility company interconnection tariff. All equipment is engineered to meet industry, state, and federal standards. See below "*Figure 3*" for illustrations of the various types of foundation/post mentioned above.

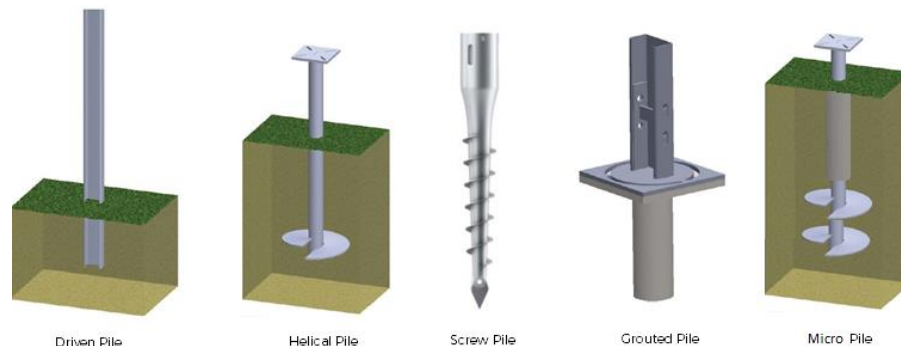


Figure 3: Illustration of Types of Foundation Posts

Transformers and related equipment will be placed on a concrete slab at grade level. The utility typically will require poles to be standard electric utility poles with overhead wires, unless otherwise authorized. Additional poles may be required depending on the method of interconnection. All non-utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project.



The ESS and controls will allow any excess PV energy to be stored on the DC side of the inverter and discharged to the inverter DC bus for injection to the grid as needed. The ESS will be based on Li-ion technology.

All equipment will meet the utility company standards and national standards for safety and interconnection. In addition, adequate level of insurance coverage and a signed interconnection agreement will be required, along with continual production monitoring.

OYA CHURCH ROAD - B

GROUND MOUNT SOLAR PERMIT SET - 1.00MW AC , 1.49MW DC

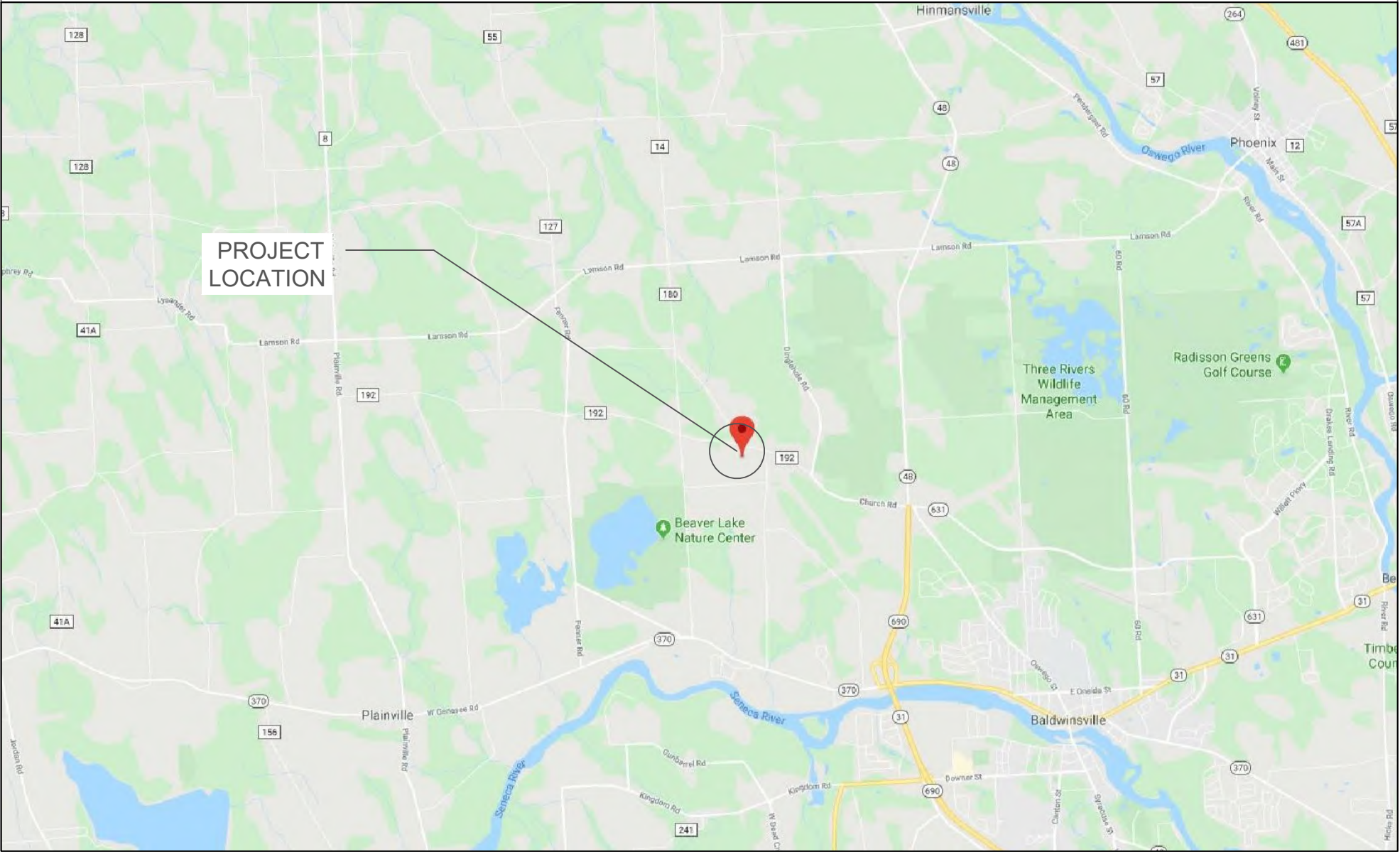
ADDRESS

OYA CHURCH ROAD - B

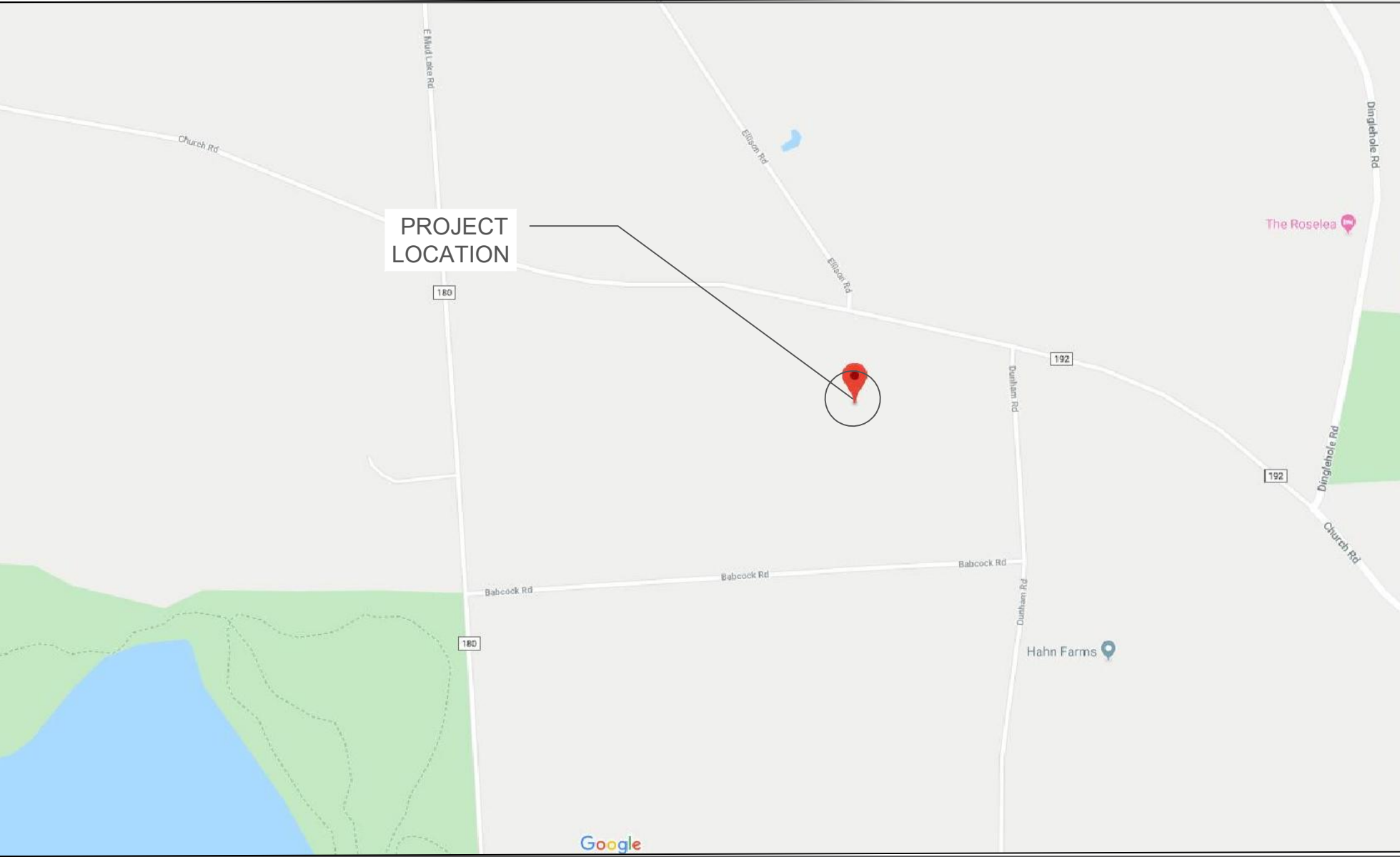
1680 CHURCH RD., LYSANDER,
NY 13027

PROJECT GPS COORDINATES
43.191470, -76.393318

REGION MAP



STREET MAP



DRAWING LIST

DWG#	NAME	REV#	REV DATE
0000	COVER PAGE	03	2020-01-29
S-200	PERMITTING SITE PLAN	05	2020-01-24
S-210	TRACKER RACKING DETAILS	01	2020-01-06
S-212	TYPICAL EQUIPMENT PLANS AND ELEVATIONS	01	2020-01-06
S-213	TYPICAL O/H LINE POLE ELEVATIONS	01	2020-01-06
S-214	TYPICAL UTILITY POLE CLUSTER AND METERING	01	2020-01-06
S-220	SITE FENCE DETAILS	01	2020-01-06
S-221	VISUAL SCREENING - PLAN VIEW	01	2020-02-03
S-222	VISUAL SCREENING - CAMERA VIEW 01	01	2020-02-03
S-900	SPECIFICATION SHEETS (1 OF 2)	01	2020-01-06
S-901	SPECIFICATION SHEETS (2 OF 2)	01	2020-01-06

PROJECT DESCRIPTION

THE PROJECT IS A 1.00MWAC GRID-TIE PHOTOVOLTAIC (PV) SYSTEM INSTALLED ON PARCEL ID: 030.-01-09.0, IN LYSANDER, NY.

THE SYSTEM WILL CONSIST OF QTY(3744) TALESUN TP6G72M-9BB 400W PV MODULES CONNECTED TO QTY(1) POWER ELECTRONICS HEMK-FS2125K INVERTER (CURTAILED TO 1000KW AC).

THE POINT OF INTERCONNECTION (POI) WILL BE AT THE EXISTING NATIONAL GRID UTILITY POLE LOCATED AT 43.193849, -76.392334.

AC SYSTEM SIZE: 1000 KW AC
DC SYSTEM SIZE: 1497.600 KW DC

PROJECT TEAM

PROJECT DEVELOPER

OYA SOLAR NY L.P.
335 MADISON AVE, 4TH FLOOR
NEW YORK, NY 10017
+1 866 284 7980
WWW.OYASOLAR.COM



ENGINEERING CONSULTANT

C&S ENGINEERS , INC.
499 COL. EILEEN COLLINS BLVD.
SYRACUSE, NY 13212
+1 315 455 2000
WWW.CSCOS.COM



DEVELOPER:



OYA SOLAR NY L.P.
335 MADISON AVE. 4TH FLOOR
NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF OYA SOLAR INC AND ITS SUBSIDIARIES. NO REPRODUCTION OF THIS DRAWING IS PERMITTED WITHOUT THE EXPRESSED CONSENT OF OYA SOLAR INC. THE CONTRACTOR/INSTALLER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO OYA SOLAR INC. AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK. OYA SOLAR INC WILL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS OR ALTERATIONS MADE TO THE APPROVED DESIGN AND/OR SPECIFICATIONS. ANY AND ALL PROPOSED CHANGES TO THE DESIGN AND DRAWING MUST BE REVIEWED AND APPROVED IN WRITING BY OYA SOLAR INC. AND STAMPING ENGINEER.

OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-08	COVER PAGE	KA
02	2020-01-24	LAYOUT UPDATE S-200	KA
03	2020-02-03	VISUAL SCREENING ANALYSIS ADDED	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B

1680 CHURCH ROAD, LYSANDER,
NY 13027

GPS: 43.191470, -76.393318

DRAWING TITLE:

PROJECT COVER

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56B

UNITS:

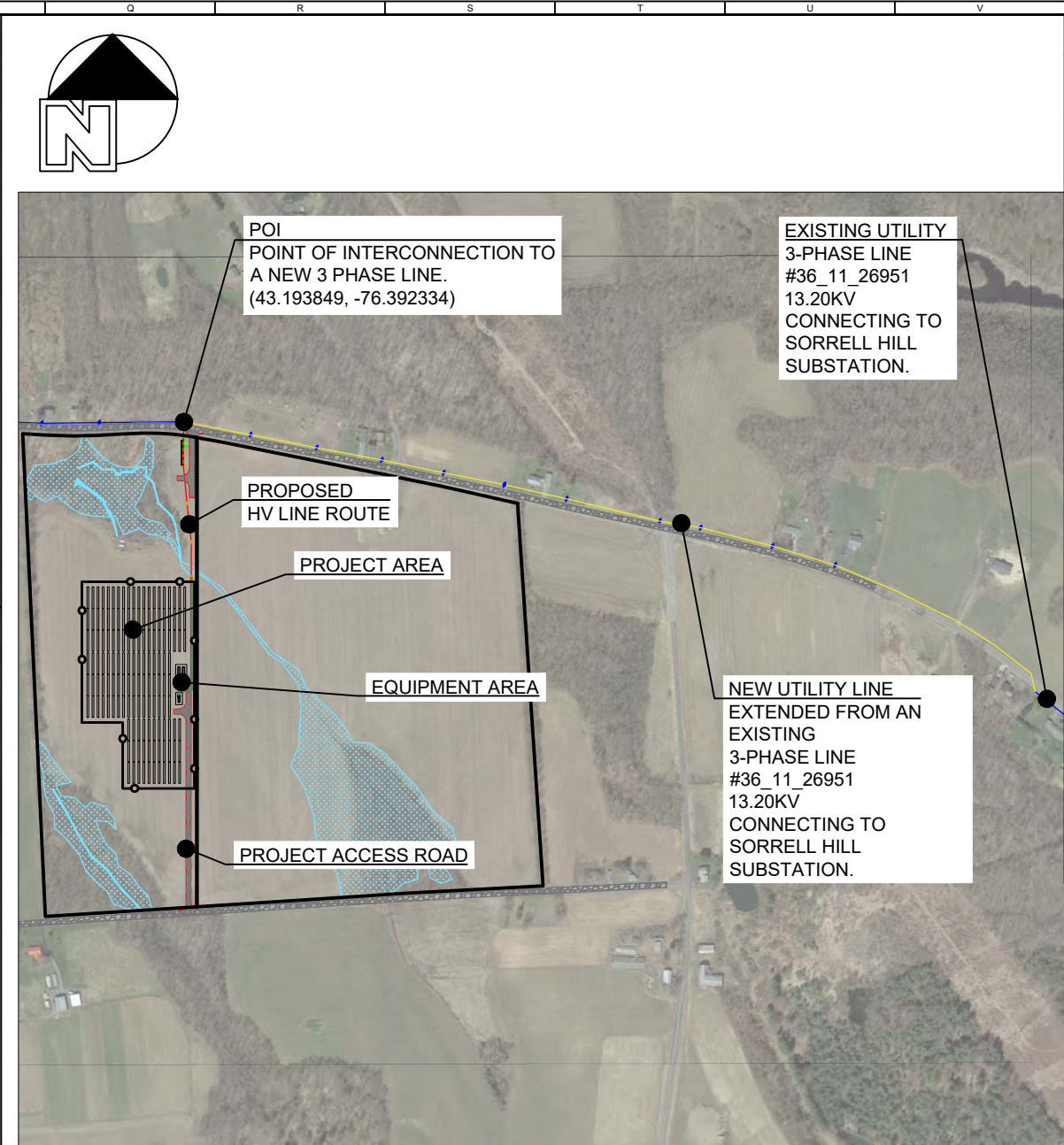
IMPERIAL

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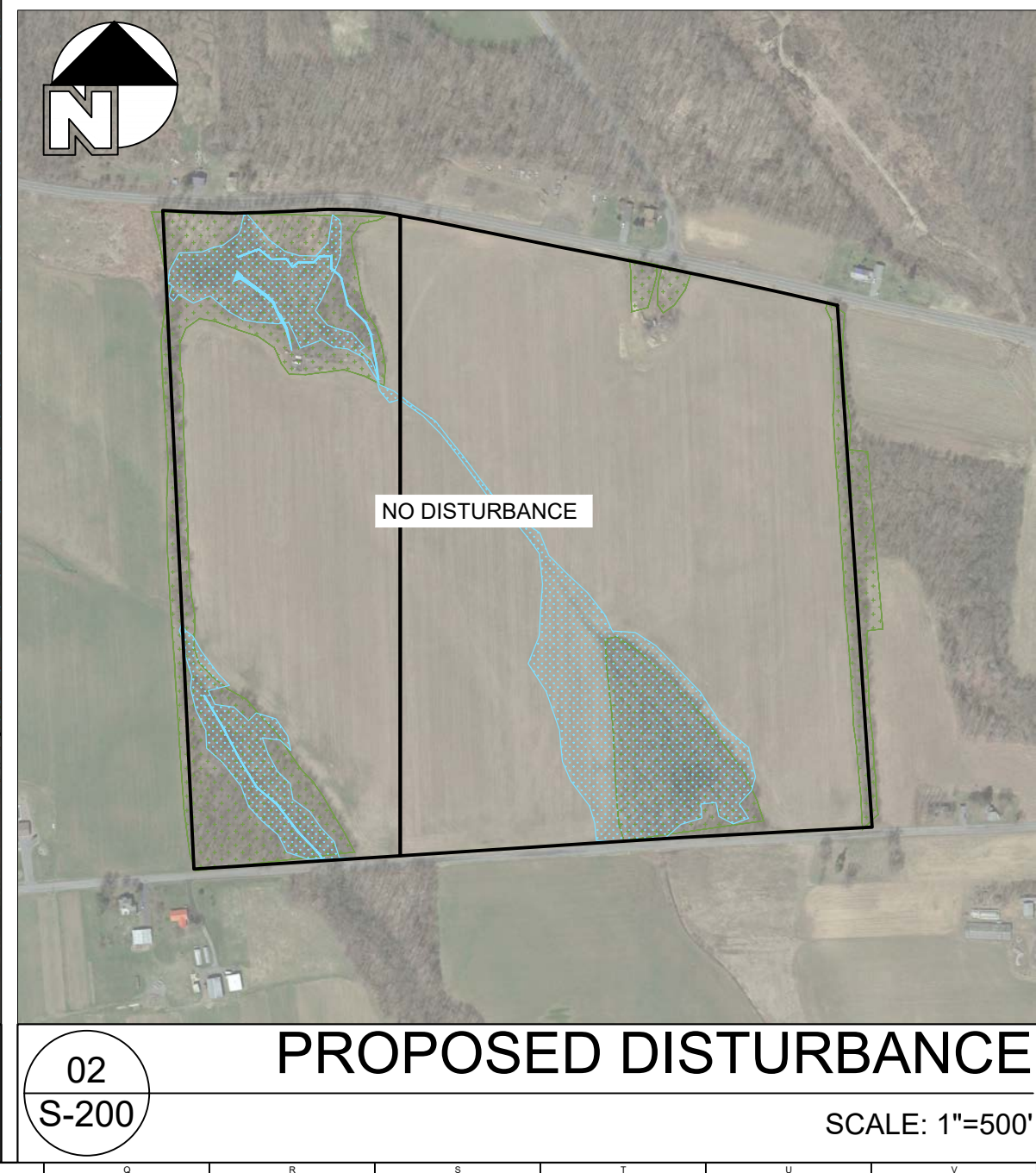
SCALE:

N.T.S



KEY PLAN

SCALE: 1"=700'



	PARCEL BOUNDARY		ONE STRING OF 26 PANELS
	SITE FENCE		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SETBACK		WATER BODIES (STREAMS/LAKES)
	EXISTING UTILITY POLE		WETLANDS BUFFER
	POI - EXISTING UTILITY POLE		EXISTING ROAD
	NEW UTILITY POLE		PROPOSED ACCESS ROAD
	NEW DEVELOPER POLE		EXISTING FORESTED AREA
	PROPOSED HV LINE (UNDER GROUND)		EXISTING TREES TO BE REMOVED
	PROPOSED HV LINE (OVERHEAD)		DELINEATED WETLANDS
	EXISTING UTILITY HV LINE		VISUAL SCREENING
	NEW 3-PHASE LINE BY UTILITY		ALL YEAR SHADING 10am - 2pm
	EQUIPMENT PADS		FEB - OCT. SHADING 10am - 2pm
	CONTOUR LINES		

ZONING	
ZONE PROVISION	AGRICULTURAL (A) (SOLAR LAW)
SETBACK REQUIREMENTS:	CITY OF LYSANDER
MAX. LOT COVERAGE	50% (SOLAR LAW)
FRONT YARD	100.00 FT
INTERIOR SIDE YARD	25.00 FT
EXTERIOR SIDE YARD	25.00 FT
REAR YARD	50.00 FT
WETLAND BUFFER	0 FT
BUILDING HEIGHT (MAXIMUM)	20.00 FT (SOLAR LAW)

SYSTEM SUMMARY	
SYSTEM SIZE (DC)	1497.600 KW DC
SYSTEM SIZE (AC)	1000 KW AC
MODULE	
MANUFACTURER/ MODEL	TALESUN
MODULE OUTPUT	BIPRO (TP6G72M-9BB 400W)
MODULE COUNT	3744
STRING SIZE	26
RACKING	
MANUFACTURER/MODEL	MAGNA AXSUS SINGLE AXIS TRACKER
TILT	-60° TO +60°
AZIMUTH	0°
MODULE CONFIGURATION	PORTRAIT
PITCH	21 FT
NO. OF PILES	672

SITE USAGE	
TOTAL PARCEL AREA	30.26 ACRES
FENCED IN AREA	8.00 ACRES
FENCE PERIMETER	2631 FT
MODULE COVERAGE PERCENTAGE (FOOT PRINT)	6.27%
MODULE COVERAGE AREA (FOOT PRINT)	1.90 ACRES
VISUAL SCREENING	270 FT
TRANSFORMER TO PCC DISTANCE	1075 FT
PCC TO POI DISTANCE	100 FT
ACCESS ROAD WIDTH	20 FT
ACCESS ROAD LENGTH	1280 FT
PARCEL FORESTED AREA	10.75 ACRES
TREE CLEARING AREA	0 ACRES
FARMLAND AREA	18.00 ACRES
WETLAND AREA	4.72 ACRES
DISTURBED WETLAND AREA	0 ACRES

NOTES:	
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. 2. THE LAYOUT IS DEVELOPED USING ANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019. 3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV ARRAY LAYOUT. 4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS. 5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT. 6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION. 7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS. 8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING). 9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').	

DEVELOPER:

OYA SOLAR NY L.P.
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NEW YORK, NY 10017
T: +1 866 284 7980
WWW.OYASOLAR.COM

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OYA PROJECT MANAGER:

GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN NOT FOR CONSTRUCTION			
REV	DATE	DESCRIPTION	BY
01	2019-10-23	WETLAND DELINEATION	KA
02	2019-11-05	POI RE-LOCATE/SUBDIVISION UPDATE	KA
03	2020-01-06	SUBDIVISION AND LAYOUT UPDATE	KA
04	2020-01-08	SYSTEM CAPACITY TO 3 MWDC	KA
05	2020-01-24	SYSTEM CAPACITY TO 1MW AC	KA

PRELIMINARY DESIGN NOT FOR CONSTRUCTION			

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

PERMITTING
SITE PLAN

CHECKED BY:
MM

DRAWN BY:
KA

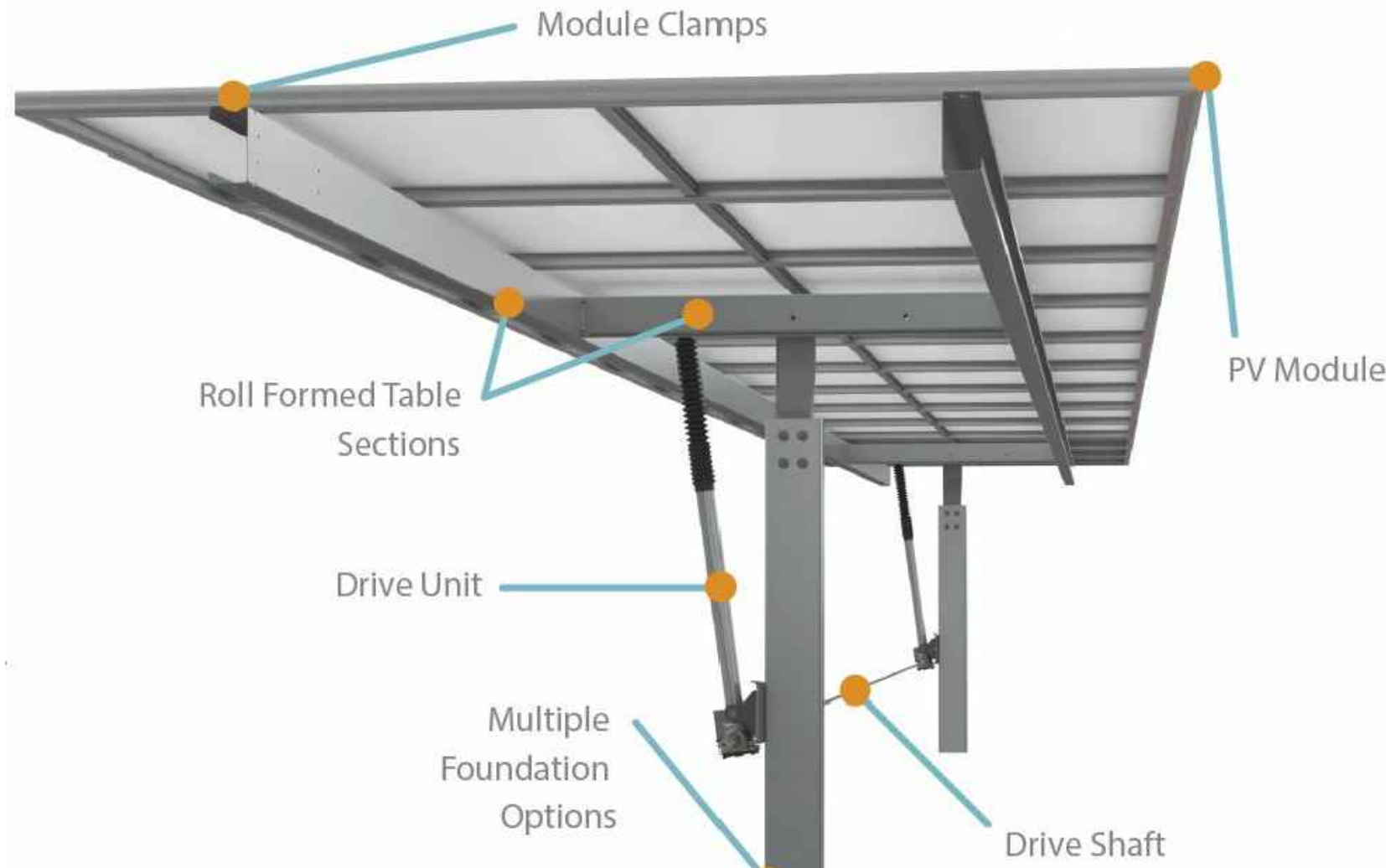
PROJECT NUMBER:

2017-004-56B

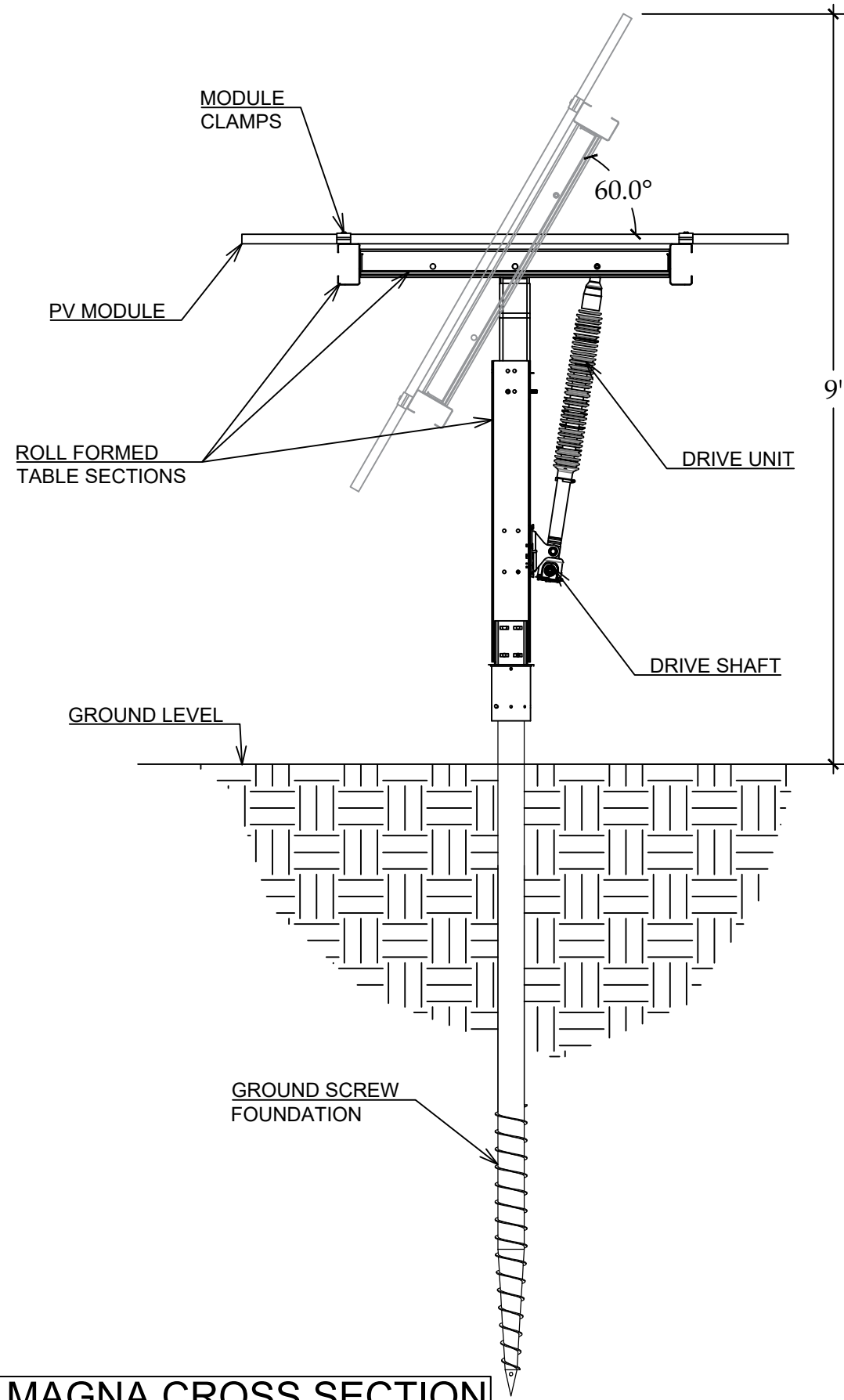
UNITS:
IMPERIAL

DRAWING NUMBER:
S-200

SCALE:
1"=125'

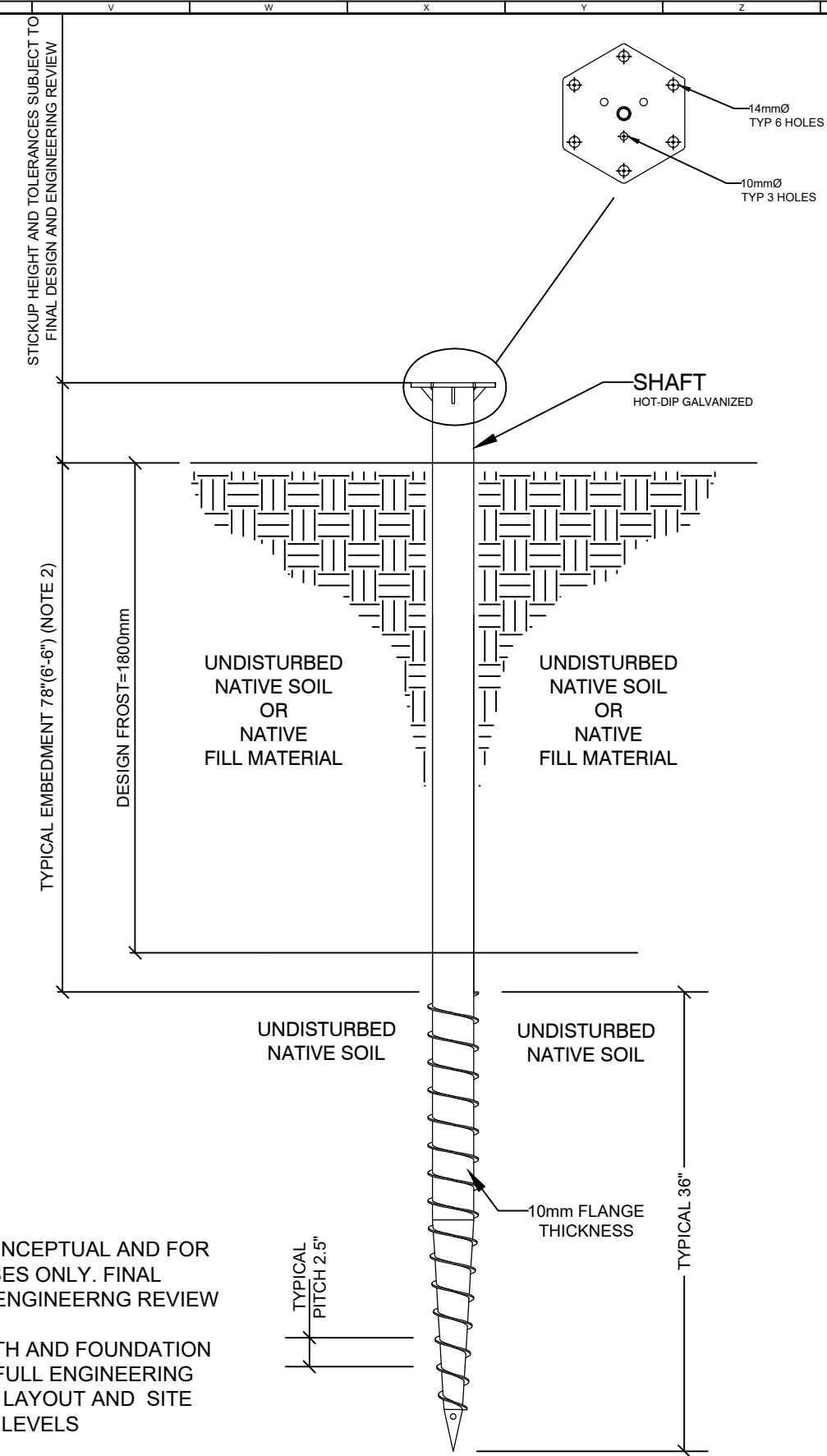


01
S-210
TYPICAL MAGNA ISOMETRIC VIEW
SCALE: N.T.S



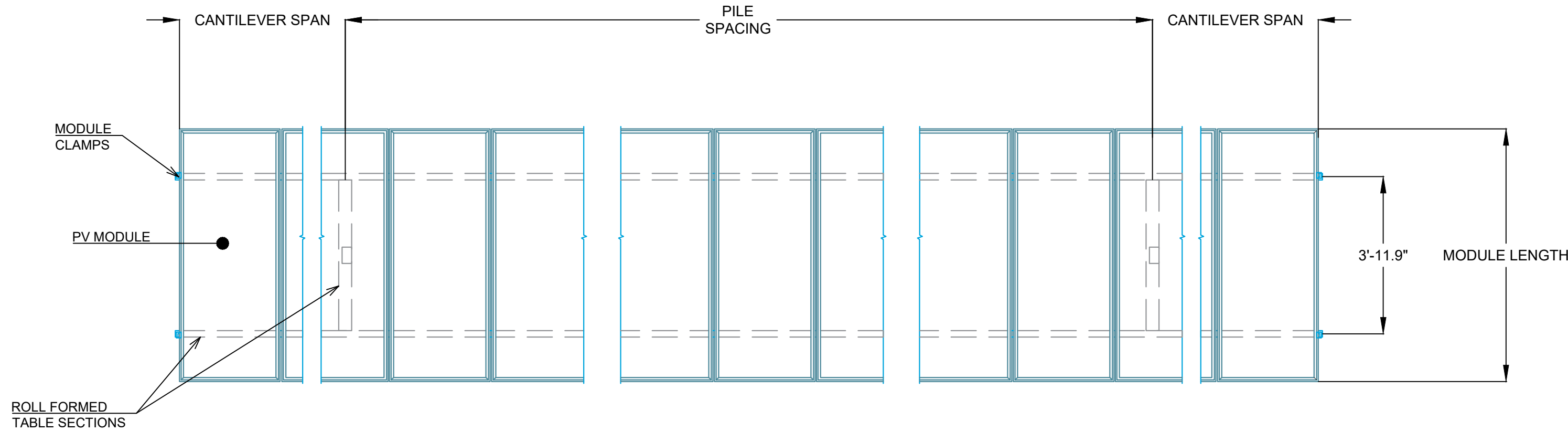
02
S-210
TYPICAL MAGNA CROSS SECTION
SCALE: N.T.S

- NOTES:
1. DETAIL IS SHOWN AS CONCEPTUAL AND FOR DIAGRAMMATIC PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO ENGINEERING REVIEW AND APPROVAL.
 2. FINAL EMBEDMENT DEPTH AND FOUNDATION DESIGN IS SUBJECT TO FULL ENGINEERING DESIGN, FINAL RACKING LAYOUT AND SITE SPECIFIC FROST HEAVE LEVELS

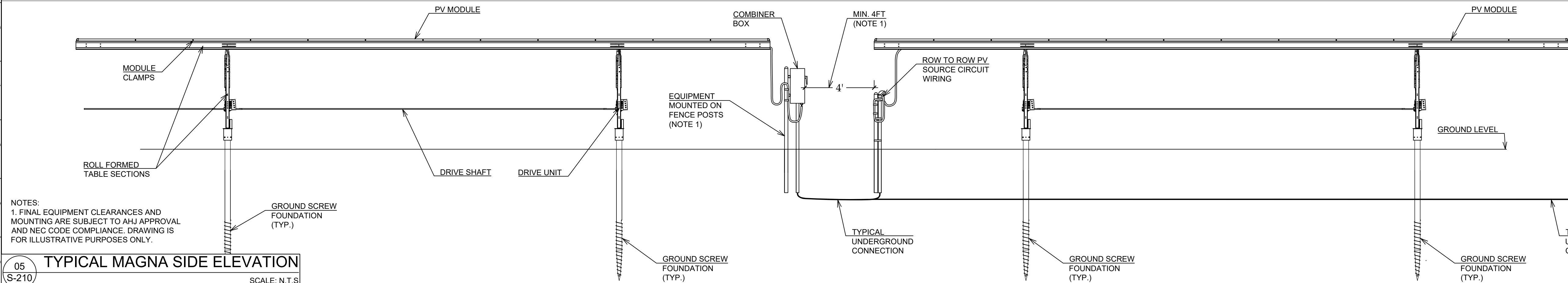


03
S-210
TYPICAL GROUND SCREW FOUNDATION
SCALE: N.T.S

- NOTES:
1. FINAL PILE SPACING AND CANTILEVER DIMENSIONS ARE SUBJECT TO DETAILED RACKING DESIGN. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.



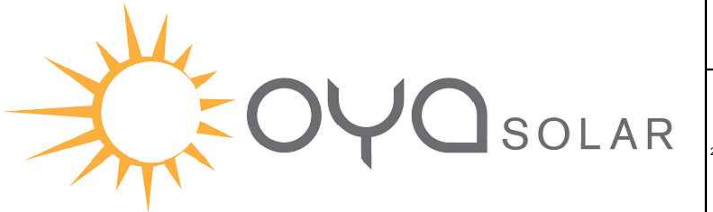
04
S-210
TYPICAL MAGNA RACKING PLAN VIEW
SCALE: N.T.S



- NOTES:
1. FINAL EQUIPMENT CLEARANCES AND MOUNTING ARE SUBJECT TO AHJ APPROVAL AND NEC CODE COMPLIANCE. DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

05
S-210
TYPICAL MAGNA SIDE ELEVATION
SCALE: N.T.S

DEVELOPER:



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OYA PROJECT MANAGER:

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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-06	MAGNA TRACKER RACKING DETAILS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

TYPICAL MAGNA
DETAILS

CHECKED BY:

MM

DRAWN BY:

KA

PROJECT NUMBER:

2017-004-56B

UNITS:

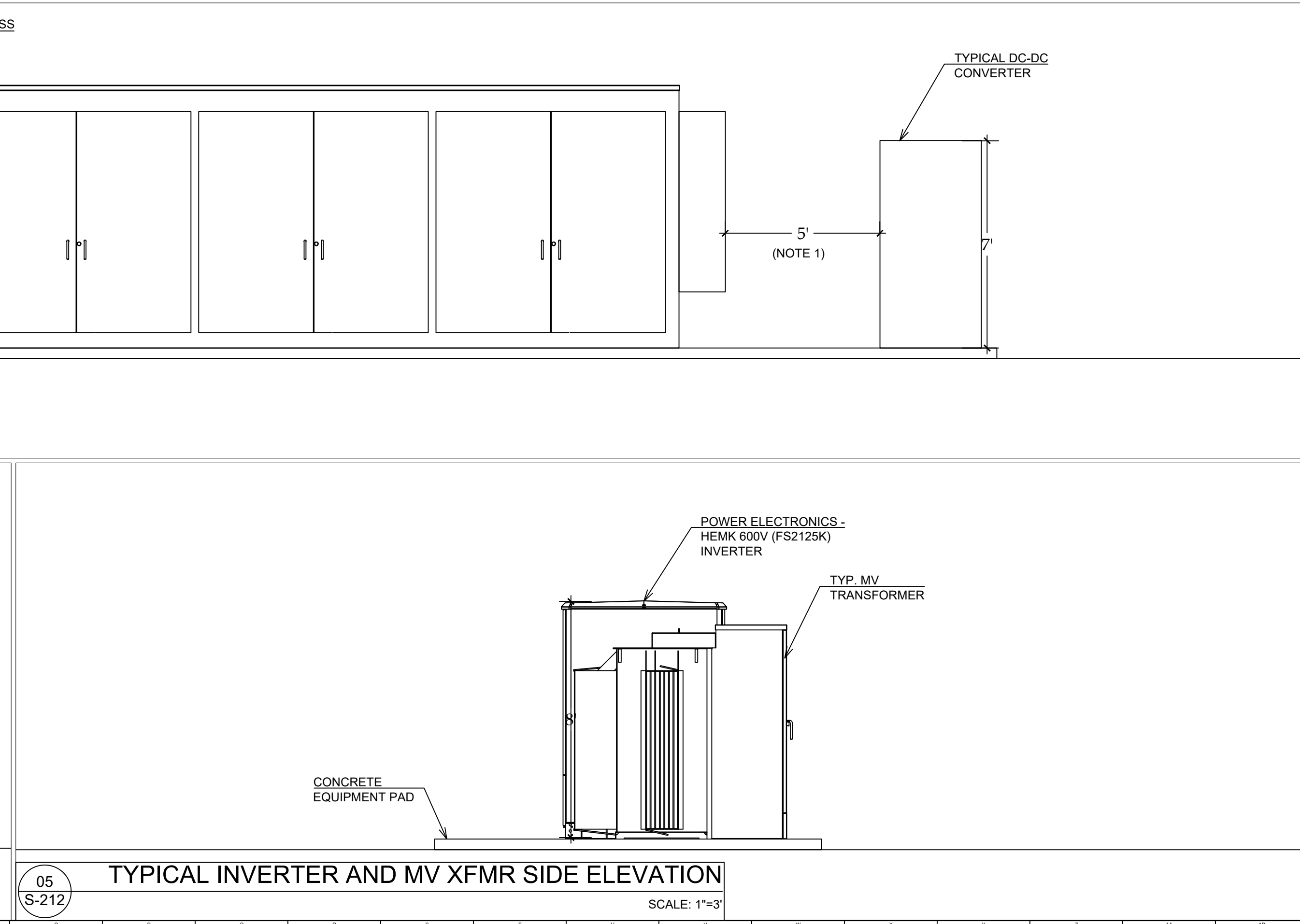
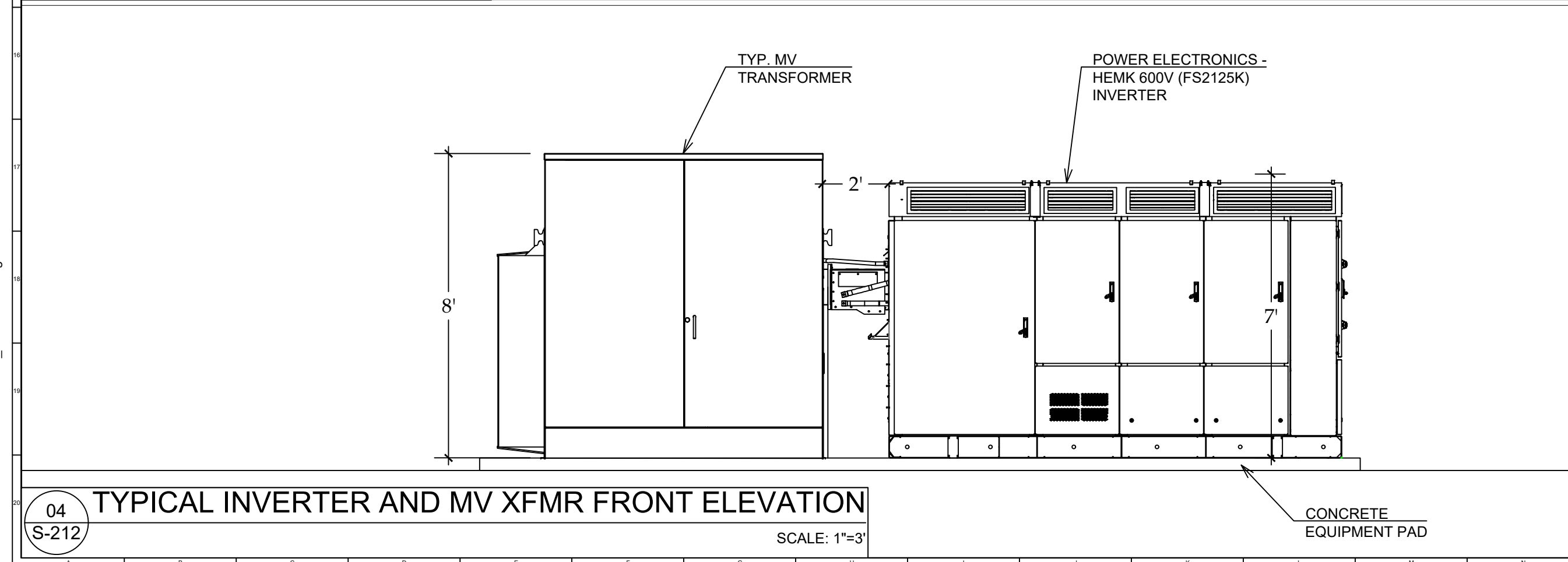
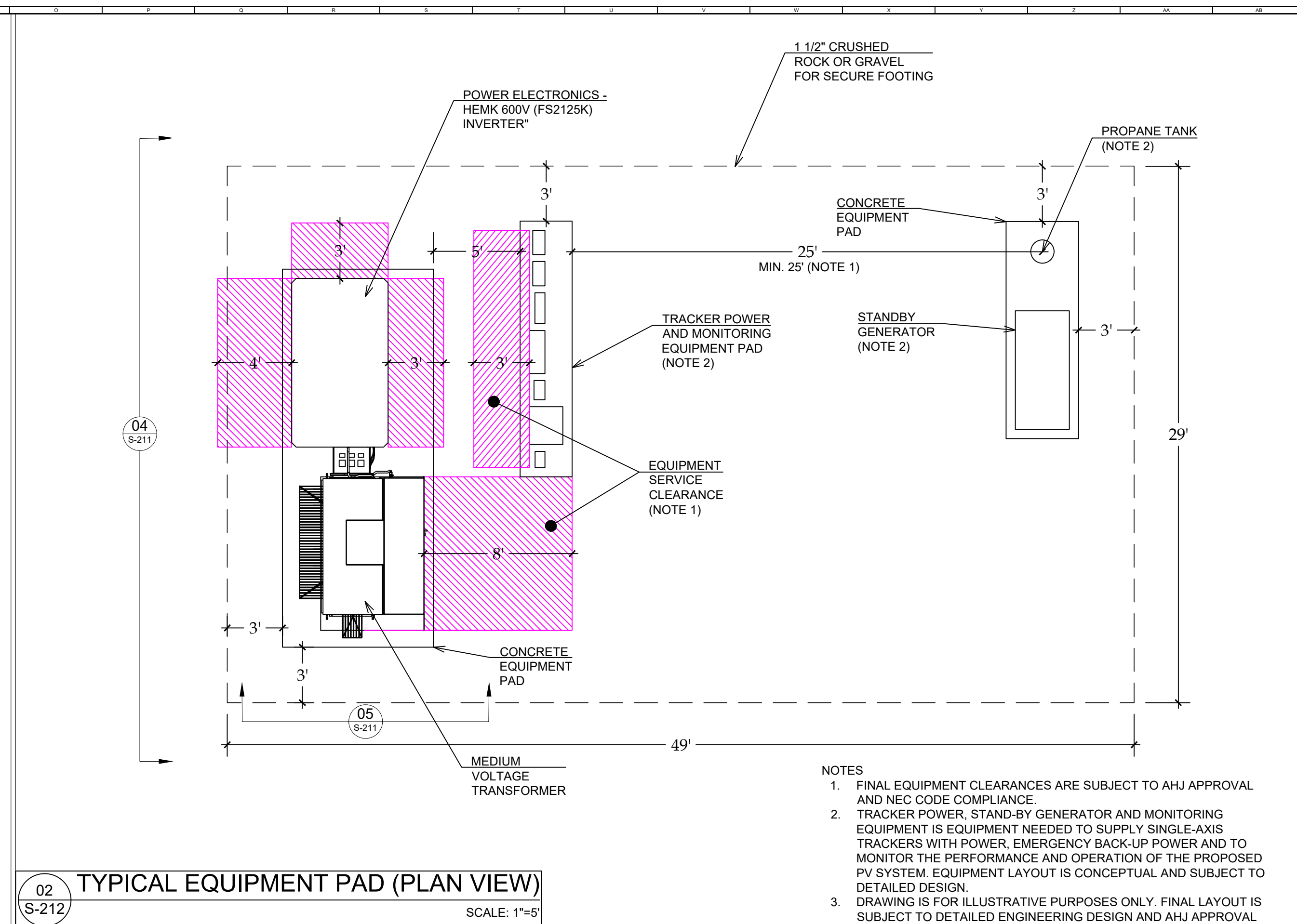
IMPERIAL

DRAWING NUMBER:

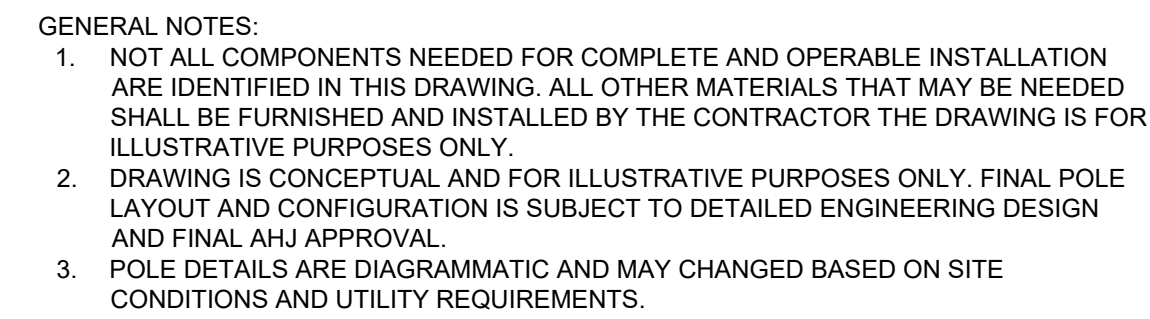
S-210

SCALE:

N.T.S



DEVELOPER:			
 OYA SOLAR OYA SOLAR NY L.P. 335 MADISON AVE. 4TH FLOOR NEW YORK, NY 10017 T: +1 866 284 7980 WWW.OYASOLAR.COM			
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OYA PROJECT MANAGER:			
GLENN MACKAY 335 MADISON AVE. NEW YORK, NY. 10017 +1 416 840 3358 EXT.139			
PROPERTY OWNER:			
WENDY HAFNER			
PARCEL ID:			
030.-01-09.0			
ENGINEERING PERMIT-SEAL:			
PRELIMINARY DESIGN NOT FOR CONSTRUCTION			
REV	DATE	DESCRIPTION	BY
01	2020-01-06	EQUIPMENT PLANS AND ELEVATIONS	KA
PROJECT NAME AND ADDRESS:			
OYA CHURCH RD - B 1680 CHURCH ROAD, LYSANDER, NY 13027 GPS: 43.191470, -76.393318			
DRAWING TITLE:			
TYPICAL EQUIPMENT PLANS AND ELEVATIONS			
CHECKED BY:		DRAWN BY:	
MM		KA	
PROJECT NUMBER:			
2017-004-56B			
UNITS:		DRAWING NUMBER:	
IMPERIAL		S-212	
SCALE:			
N.T.S			



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WENDY HAFNER

030.-01-09.0

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

PROJECT NAME AND ADDRESS:

1680 CHURCH ROAD, LYSANDER
NY 13027

GPS: 43.191470, -76.393318

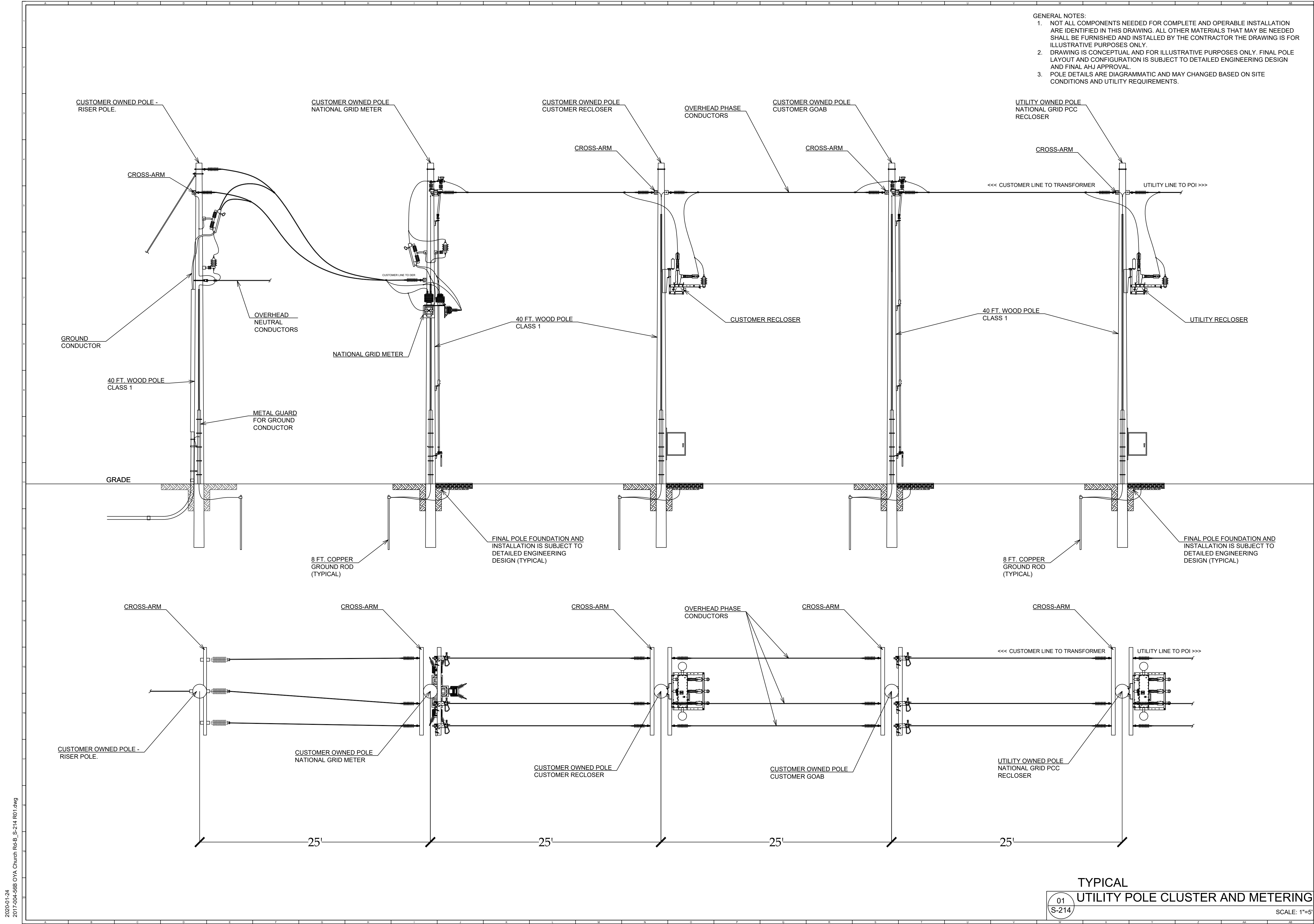
TYPICAL O/H LINE POLE ELEVATIONS

DRAWN BY:
KA

2017-004-56B

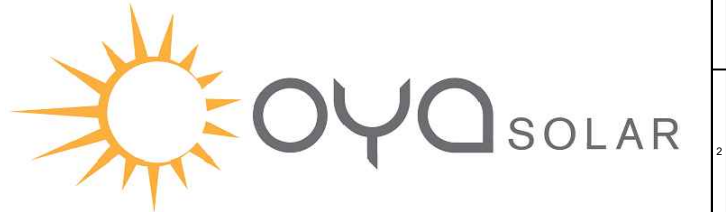
DRAWING NUMBER:

S-213



- GENERAL NOTES:
1. NOT ALL COMPONENTS NEEDED FOR COMPLETE AND OPERABLE INSTALLATION ARE IDENTIFIED IN THIS DRAWING. ALL OTHER MATERIALS THAT MAY BE NEEDED SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 2. DRAWING IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. FINAL POLE LAYOUT AND CONFIGURATION IS SUBJECT TO DETAILED ENGINEERING DESIGN AND FINAL AHJ APPROVAL.
 3. POLE DETAILS ARE DIAGRAMMATIC AND MAY CHANGED BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.

DEVELOPER:



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PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-01-06	POLE CLUSTER AND METERING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

TYPICAL UTILITY POLE
CLUSTER AND METERING

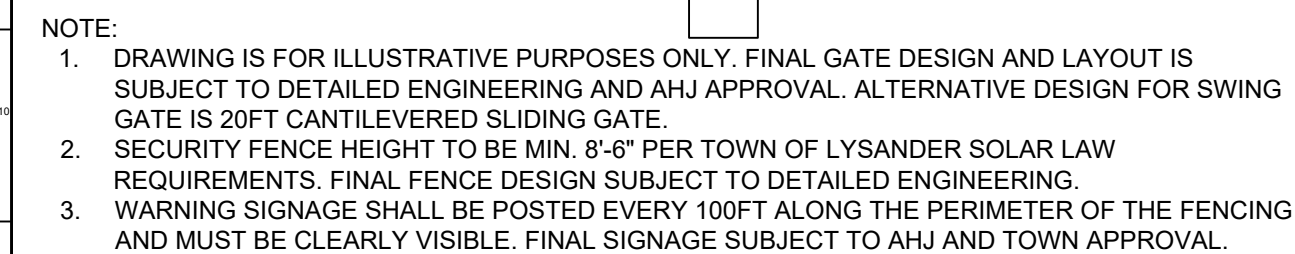
CHECKED BY: MM DRAWN BY: KA

PROJECT NUMBER:

2017-004-56B

UNITS: IMPERIAL DRAWING NUMBER: S-214

SCALE: 1"=5' SCALE: 1"=5'



Technical drawing of a fence and gate assembly. The drawing shows a cross-section of the fence structure, including the gate, posts, rails, fabric, and ground line. Key components and dimensions are labeled:

- ACCESS GATE**: Points to the gate structure.
- GATE POST 3.5" O.D.**: Points to the vertical post supporting the gate.
- BRACE RAIL**: Points to the diagonal rail supporting the gate.
- FENCE FABRIC**: Points to the mesh material of the fence.
- 8'-6" FENCE HEIGHT**: Indicates the total height of the fence assembly.
- FENCE POST 2.36"**: Points to the vertical post supporting the main fence section.
- 8'-6" FT.**: Dimension line indicating the height of the fence section.
- GROUND LINE**: Points to the ground surface.
- 3" GROUND CLEARANCE**: Points to the gap between the bottom of the fence and the ground.
- DROP FORGED TURNBUKLE**: Points to the hardware used to adjust the tension of the brace rail.
- SEE FOOTING DETAILS DETAIL 4**: Points to the foundation for the fence post.

03 S-220	TYPICAL CHAIN LINK FENCE WITH TOP RAIL	SCALE: N.T.S
--	--	--------------



DETAIL 3A
FOOTING IN
EARTH

A technical cross-section drawing of a footing embedded in the ground. The footing is a vertical cylinder with a diameter of 14 inches, indicated by a dimension line at the base. The height of the footing above the ground is 42 inches, also indicated by a dimension line. The ground is represented by a horizontal line with diagonal hatching below it. An arrow points to this line with the label "NATURAL GROUND LINE". The footing has a dashed vertical line down its center, and a solid vertical line on its left side. A horizontal line extends from the left side of the footing at the 42-inch mark.

SCALE: N.T.S



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335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PARCEL ID: 030.-01-09.0

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

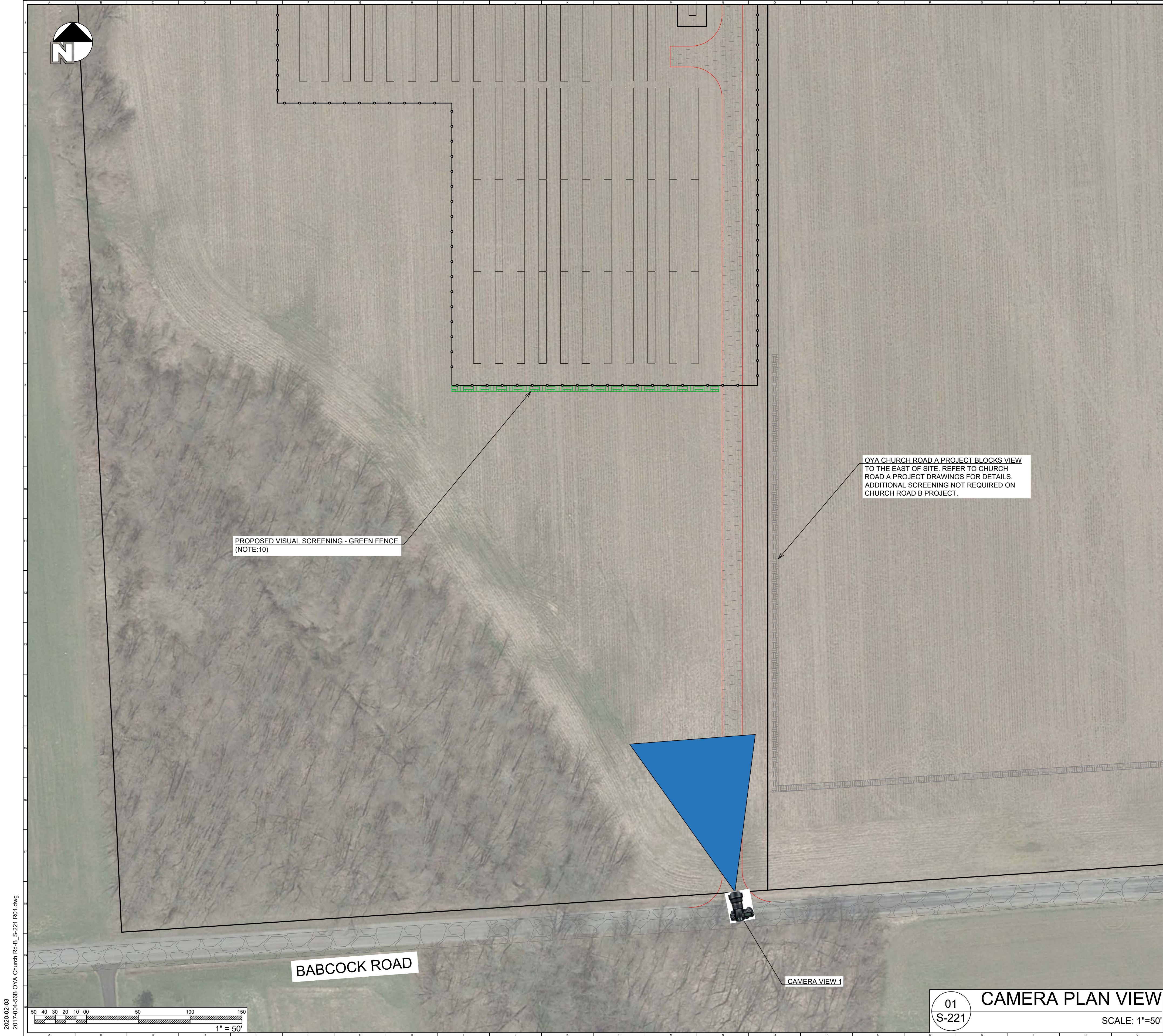
PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B

1680 CHURCH ROAD, LYSANDER
NY 13027

GPS: 43.191470, -76.393318

UNITS: IMPERIAL	DRAWING NUMBER: S-220
SCALE:	



	PARCEL BOUNDARY		X: DETAIL INDEX X-XX: DRAWING NUMBER
	SITE FENCE		EXISTING ROAD
	EQUIPMENT PAD		PROPOSED ACCESS ROAD
	ONE RACK FOR 26 MODULES (TRACKER)		CAMERA LOCATION
	PROPOSED VISUAL SCREENING - CHURCH RD A		VISION FIELD
	PROPOSED VISUAL SCREENING - CHURCH RD B		

DEVELOPER:

OYA SOLAR NY L.P.
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335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:
WENDY HAFNER

PARCEL ID:
030.-01-09.0

ENGINEERING PERMIT-SEAL:

**PRELIMINARY DESIGN
NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION	BY
01	2020-02-03	V.S PLAN VIEW - CAM LOCATIONS	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:
**VISUAL SCREENING
- CAM PLAN VIEW**

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:
2017-004-56B

UNITS:
IMPERIAL

DRAWING NUMBER:
S-221

SCALE:
1"=50'

- NOTES:**
1. THE DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 2. THE LAYOUT IS DEVELOPED USING IANUZI AND ROMANS ALTA SURVEY DATED NOV 19, 2019.
 3. RESULTS OF EASEMENT REPORTS, UNDERGROUND UTILITIES, HYDROLOGY AND GEOTECH REPORTS MIGHT AFFECT THE FINAL PV-ARRAY LAYOUT.
 4. ACCESS ROADS AND DRIVEWAYS (TBD) WILL BE PROVIDED FOR UTILITY EQUIPMENT ACCESS.
 5. EASEMENT WILL BE PROVIDED FOR UTILITY ENERGY POLES AND EQUIPMENT.
 6. CONTRACTOR TO PROVIDE ROUTE, ACCESS AND EASEMENT FROM PCC TO TRANSFORMER LOCATION.
 7. LOCATIONS AND QUANTITY OF POLES SHOWN IS DIAGRAMMATIC AND MAY CHANGE BASED ON SITE CONDITIONS AND UTILITY REQUIREMENTS.
 8. POI (POINT OF INTERCONNECTION) / PCC (POINT OF COMMON COUPLING).
 9. TREE CLEARING ZONE TO KEEP ARRAY SHADE FREE. PROJECT OWNER RESPONSIBLE CLEAR AREA AND KEEP CLEAR DURING REMAINDER OF PROJECT LIFE. LANDLORD CAN USE THE SPACE PROVIDED GROWTH DOES NOT EXCEED 2438 (6').
 10. EXACT SPECIFICATION OF GREEN FENCE WILL BE USED FOR VISUAL SCREENING TO BE DETERMINED DURING THE CONSTRUCTION PHASE

2020-02-03
2017-004-568 OYA Church Rd-B_S-222 R01.dwg



01
S-222

CAMERA VIEW 01

SCALE: N.T.S



02
S-222

CAMERA VIEW 01 - WITH SCREENING

SCALE: N.T.S

DEVELOPER:



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NEW YORK, NY 10017
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GLENN MACKAY
335 MADISON AVE. NEW YORK, NY. 10017
+1 416 840 3358 EXT.139

PROPERTY OWNER:

WENDY HAFNER

PARCEL ID:

030.-01-09.0

ENGINEERING PERMIT-SEAL:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
01	2020-02-03	CAM - 01 / VISUAL SCREENING	KA

PROJECT NAME AND ADDRESS:

OYA CHURCH RD - B
1680 CHURCH ROAD, LYSANDER,
NY 13027
GPS: 43.191470, -76.393318

DRAWING TITLE:

VISUAL SCREENING
CAMERA VIEW 01

CHECKED BY:
MM

DRAWN BY:
KA

PROJECT NUMBER:

2017-004-568

UNITS:
IMPERIAL

DRAWING NUMBER:

S-222

SCALE:
N.T.S



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: OYA Solar Church Road - B		
Project Location (describe, and attach a general location map): 1680 Church Road Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the construction of a 1MWAC grid-tie photovoltaic (PV) system installed on Church Road in Lysander, New York. The system will be built within a 30.26 acre fenced area, consisting of 3,744 Talesun TP6G72M-9BB 400W PV modules connected to one power electronics HEMK-FS2125K inverter (CURTAILED TO 2000kw ac). The project will include a newly constructed access road (20' x 1,280') appropriate for access during construction and future maintenance activities.		
Name of Applicant/Sponsor: Glenn Mackay	Telephone: 416-840-3358	
	E-Mail:	
Address: 335 Madison Ave.		
City/PO: New York	State: New York	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Bryan Bayer, Managing Environmental Scientist, C&S Companies	Telephone: 315-703-4312	
	E-Mail: bbayer@cscos.com	
Address: 499 Col. Eileen Blvd.		
City/PO: Syracuse	State: New York	Zip Code: 13212
Property Owner (if not same as sponsor): Wendy Hafner	Telephone:	
	E-Mail:	
Address: 113 Snappy Lane		
City/PO: Liverpool	State: NY	Zip Code: 13090

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Lysander Planning Board	February 6, 2020
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Onondaga County Planning Board (Ag Data Statement, County Park)	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater NOI	TBD
h. Federal agencies ☒ Yes ☐ No	USACE Nationwide Permit	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):

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):

Onondaga County Agricultural and Farmland Protection Plan

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?

Agricultural land use

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? Baldwinsville Central School District

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

Onondaga County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?

Lysander Fire Department, Greater Baldwinsville Ambulance Corps.

d. What parks serve the project site?

Beaver Lake Nature Center

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 30.26 acres

b. Total acreage to be physically disturbed? 8.22 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.26 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)

Commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 30.26 Maximum 64.24

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 8 months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 144 ii. Dimensions (in feet) of largest proposed structure: _____ 10 height; _____ 6 width; and _____ 70 length iii. Approximate extent of building space to be heated or cooled: _____ 0 square feet	

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

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

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

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

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

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0.12 acres (impervious surface) _____ Square feet or _____ 30.26 acres (parcel size) ii. Describe types of new point sources. <u>Not applicable</u> 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)? <u>Stormwater will be directed to on-site water and drainage ways.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Unnamed tributaries to Beaver Lake</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____ f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Heavy equipment</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Not applicable</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Not applicable</u>	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned
i. During Construction: • Monday - Friday: _____ 7am - 7pm • Saturday: _____ 7am - 7pm • Sunday: _____ 7am - 7pm • Holidays: _____ 7am - 7pm	ii. During Operations: • Monday - Friday: _____ 24 hours unmanned • Saturday: _____ 24 hours unmanned • Sunday: _____ 24 hours unmanned • Holidays: _____ 24 hours unmanned		

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: Construction equipment 7am - 7pm during construction phase only	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.12	+0.12
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	8.22	0	-8.22
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Solar PV Array and pervious access road</u>	0	8.10	+8.10

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? 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: _____ _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 15 gallons of hydraulic oil were spilled on an adjoining property (1721 Church Road, site number 0710458) on 1/03/2008. The spill case was closed on 1/07/2008. _____	☒ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ The spill case was closed on 1/07/2008. _____ _____	☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
- If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; border-bottom: 1px solid black;">Bombay loam</td> <td style="width: 30%; text-align: right; border-bottom: 1px solid black;">51.5 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Madrid loam</td> <td style="text-align: right; border-bottom: 1px solid black;">40.9 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Appleton loam</td> <td style="text-align: right; border-bottom: 1px solid black;">4.7 %</td> </tr> </table>		Bombay loam	51.5 %	Madrid loam	40.9 %	Appleton loam	4.7 %						
Bombay loam	51.5 %												
Madrid loam	40.9 %												
Appleton loam	4.7 %												
d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">40.9 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">54.4 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">4.7 % of site</td> </tr> </table>		☒ Well Drained:	40.9 % of site	☒ Moderately Well Drained:	54.4 % of site	☒ Poorly Drained	4.7 % of site						
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☒ Poorly Drained	4.7 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">69.7 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">30.3 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	69.7 % of site	☒ 10-15%:	30.3 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	69.7 % of site												
☒ 10-15%:	30.3 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Freshwater Forested/Shrub Wetland, PFO1/SS1A</td> <td>Approximate Size 0 acres on site</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Freshwater Forested/Shrub Wetland, PFO1/SS1A	Approximate Size 0 acres on site	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
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• Wetlands:	Name Freshwater Forested/Shrub Wetland, PFO1/SS1A	Approximate Size 0 acres on site											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">White-footed mouse</td> <td style="width: 33%; border-bottom: 1px solid black;">Meadow vole</td> <td style="width: 33%; border-bottom: 1px solid black;">Whitetail deer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Red-tailed hawk</td> <td style="border-bottom: 1px solid black;">Eastern wild turkey</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			White-footed mouse	Meadow vole	Whitetail deer	Red-tailed hawk	Eastern wild turkey	
White-footed mouse	Meadow vole	Whitetail deer						
Red-tailed hawk	Eastern wild turkey							
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): _____ 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: _____ Some adjoining properties may be used for hunting, trapping, and/or fishing, but there is no effect from the proposed action. _____								
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? 8.22 _____ 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: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Local nature center</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Beaver Lake Nature Center</u> iii. Distance between project and resource: _____ <u>0.6</u> 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

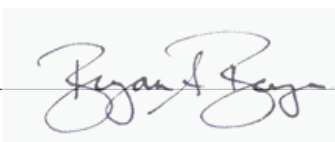
Attach any additional information which may be needed to clarify your project.

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 Bryan A. Bayer, C&S Engineers, Inc. Date 2-6-2020

Signature  Title Managing Environmental Scientist



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
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.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]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Source: Google Maps

Not to Scale

OYA Solar Church Road – B Solar Site

1680 Church Road, Town of Lysander,
Onondaga County, New York



Figure 1
Project Location Map

Feasibility Statement – Church Road B

The proposed Church Road B project has completed various stages of development and due diligence and does remain financially feasible. However, without the approval of the requested PILOT agreement, at full taxation rate the project will not be viable. The project does not draw on and local services or utilities. The proposed project also helps to satisfy the goals set by the State of increasing the amount of energy sourced by clean, renewable, and community sources.

Church Road B**Section II - C**

The project is expected to increase the Company's revenue.

Church Road B

Section I – H

Not applicable.

Being a Photovoltaic (PV) Solar project, once built, only solar energy will be used as to operate.

Church Road B**Section I – J**

No, Church Road B LLC has not previously received any previous benefits or assistance from OCIDA, SIDA, New York State, or the Onondaga Civic Development Corporation. Stockholder OYA Solar NY LP as previously received incentives from the Megawatt Block Program from New York state for previous projects. A list of these projects can be submitted to you upon request.

Onondaga County Industrial Development Agency



Project Summary

5/9/2020

1. Project	Green Street Power Partners (GSPP)-Clay	2. Project Number	3101-20-09A
3. Location	Clay	4. School District	North Syracuse
5. Tax Parcel(s)	043.-01-01.0	6. Project Type	New Construction-Solar

0

7.Total Project Cost	\$	8,138,333	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	375,000	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	7,003,333		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	10,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Management Developer Fees	\$	750,000		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

Green Street Power Partners (GSPP)-Clay

Fiscal Impact (\$)

Abatement Cost	\$	884,610
Sales Tax	\$	560,267
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	324,344
New Investment	\$	9,539,093
PILOT Payments	\$	504,306
Project Wages (10 years)	\$	249,600
Construction Wages	\$	544,125
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	8,138,333
New Sales Tax Generated	\$	-
Agency Fees	\$	102,729
Agency Legal Fees	\$	20,346

Benefit:Cost Ratio

11 :1

Project Description

GSPP intends to construct a SMWAC solar facility at 9177 Caughdnoy Rd. The solar farm will lease aprox. 30 acres of 109 acre area privately owned by Lyle G. Young

Green Street Power Partners (GSPP)- 5/9/2020

Clay

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 4,033

Projected Year 1 Revenue to be
generated as a result of the project: \$20,000

Total Project Cost \$ 8,138,333

OCIDA Estimate of Project Value \$ 1,750,833

Estimated Property Tax Revenue if
there was no project \$ 136,300

Scheduled PILOT Payments \$ 640,606

Projected MW to be generated 5

Year	Onondaga County	Clay	North Syracuse	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	16.4%	8.6%	75.0%	100.0%		
2019-2020	\$ 662	\$ 347	\$ 3,023	\$ 4,033		
1	\$ 3,283	\$ 1,723	\$ 14,994	\$ 20,000	\$ 4,255	\$ (15,745)
2	\$ 3,348	\$ 1,758	\$ 15,294	\$ 20,400	\$ 4,340	\$ (16,060)
3	\$ 3,415	\$ 1,793	\$ 15,600	\$ 20,808	\$ 4,427	\$ (16,381)
4	\$ 3,484	\$ 1,829	\$ 15,912	\$ 21,224	\$ 4,516	\$ (16,708)
5	\$ 3,553	\$ 1,865	\$ 16,230	\$ 21,649	\$ 4,606	\$ (17,043)
6	\$ 3,624	\$ 1,902	\$ 16,555	\$ 22,082	\$ 4,698	\$ (17,383)
7	\$ 3,697	\$ 1,940	\$ 16,886	\$ 22,523	\$ 4,792	\$ (17,731)
8	\$ 3,771	\$ 1,979	\$ 17,224	\$ 22,974	\$ 4,888	\$ (18,086)
9	\$ 3,846	\$ 2,019	\$ 17,568	\$ 23,433	\$ 4,986	\$ (18,447)
10	\$ 3,923	\$ 2,059	\$ 17,919	\$ 23,902	\$ 5,086	\$ (18,816)
11	\$ 4,002	\$ 2,100	\$ 18,278	\$ 24,380	\$ 5,187	\$ (19,193)
12	\$ 4,082	\$ 2,142	\$ 18,643	\$ 24,867	\$ 5,291	\$ (19,576)
13	\$ 4,163	\$ 2,185	\$ 19,016	\$ 25,365	\$ 5,397	\$ (19,968)
14	\$ 4,247	\$ 2,229	\$ 19,397	\$ 25,872	\$ 5,505	\$ (20,367)
15	\$ 4,332	\$ 2,274	\$ 19,784	\$ 26,390	\$ 5,615	\$ (20,775)
16	\$ 4,418	\$ 2,319	\$ 20,180	\$ 26,917	\$ 5,727	\$ (21,190)
17	\$ 4,507	\$ 2,365	\$ 20,584	\$ 27,456	\$ 5,841	\$ (21,615)
18	\$ 4,597	\$ 2,413	\$ 20,995	\$ 28,005	\$ 5,957	\$ (22,048)
19	\$ 4,689	\$ 2,461	\$ 21,415	\$ 28,565	\$ 6,075	\$ (22,490)
20	\$ 4,782	\$ 2,510	\$ 21,844	\$ 29,136	\$ 6,195	\$ (22,941)
21	\$ 4,878	\$ 2,560	\$ 22,281	\$ 29,719	\$ 6,317	\$ (23,402)
22	\$ 4,976	\$ 2,612	\$ 22,726	\$ 30,313	\$ 6,441	\$ (23,872)
23	\$ 5,075	\$ 2,664	\$ 23,181	\$ 30,920	\$ 6,567	\$ (24,353)
24	\$ 5,177	\$ 2,717	\$ 23,644	\$ 31,538	\$ 6,695	\$ (24,843)
25	\$ 5,280	\$ 2,771	\$ 24,117	\$ 32,169	\$ 6,825	\$ (25,344)
	\$ 105,148	\$ 55,191	\$ 480,267	\$ 640,606	\$ 964,950	\$ 324,344



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: GSPP 9177 Caughdenoy Road - East, LLC

Applicant Address: 1 Landmark Square, Suite 320, Stamford, CT 06901

Phone: _____

Fax: _____

Website: N/A

E-mail: glenn.frank@omni-navitas.com

Federal ID#: 84-5115598

NAICS: 221114

State and Year of Incorporation/Organization: New York - 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Joseph Mendelsohn

Title: Project Manager

Address: 75 Central Street 3rd Floor

Phone: 401-862-5932

Fax: _____

E-mail: joseph.mendelsohn@Omni-navitas.com

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

Name: Glenn Frank
Title: General Counsel
Address: 75 Central Street 3rd Floor
Phone: 774-269-2564 Cell Phone: _____
E-mail: glenn.frank@omni-navitas.com

D) Company Counsel:

Name of Attorney: Glenn Frank
Firm Name: Omni Navitas Holdings, LLC
Address: 75 Central Street 3rd Floor
Phone: 774-269-2564 Cell Phone: _____
E-mail: glenn.frank@omni-navitas.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2020

State in which Organization is established: New York

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

Name	% of ownership
<u>GSPP Omni Holdco, LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: See Attached

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☒No

Section II: Project Information

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

Address: 9177 Caughdenoy Road

Legal Address (if different): _____

City: _____

Village/Town: Clay

Zip Code: 13029

School District: North Syracuse Central

Tax Map Parcel ID(s): 043.-01-01.0

Current Assessed Value: \$132.500

Sq. Footage of Existing Building: N/A

Census Tract: 40266

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

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

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

B) TOTAL Capital Costs \$ See Attached

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	25
Estimate the average length of construction jobs to be created (months):	6 Months
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company (\$ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	N/A

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

☒ Real Property Tax Abatement (PILOT): TBD

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

☒ Sales and Use Tax Exemption (4% Local, 4% State): TBD

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

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

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

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

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

\$ 7,033,333.33

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

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

In consideration of the extension of financial assistance by the Agency GSPP 9177 Caughdenoy Road - East, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

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

Company: GSPP 9177 Caughdenoy Road - East, LLC

Representative for Contract: Glenn Frank

Address: 1 Landmark Square, Suite 320 City: Stamford State: CT Zip: 06901

Phone: 774-269-2564 Email: Glenn.frank@omni-navitas.com

Project Address: 9177 Caughdenoy Road City: Brewerton State: NY Zip: 13029

General Contractor: None at this time

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

GSPP 9177 Caughdenoy Road - East, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/8/20

Section VIII: Employment Plan

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

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

☐ Yes

☐ No

If yes, name and location: _____

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

☐ Yes

☐ No

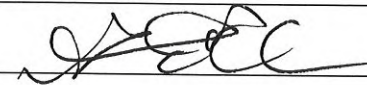
Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), GSPP 9177 Caughdenoy Road - East, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

GSPP 9177 Caughdenoy Road - East, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

GSPP 9177 Caughdenoy Road - East, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: GSPP 9177 Caughdenoy Road - East, LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Glenn Frank, General Counsel

Date: 5/8/20

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

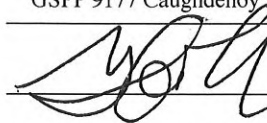
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

GSPP 9177 Caughdenoy Road - East, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/8/20

Section X: Representations, Certifications, and Indemnification

Glenn Frank (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the General Counsel (title) of GSPP 9177 Caughdenoy Road - East, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

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

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

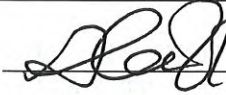
L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue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

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

Name of Applicant Company

GSPP 9177 Caughdenoy Road - East, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/8/20

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

Glenn Frank, being first duly sworn, deposes and says:

1. That I am the General Counsel (Corporate Officer) of GSPP 9177 Caughdenoy Road - East, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 8th day of 5, 20 20.



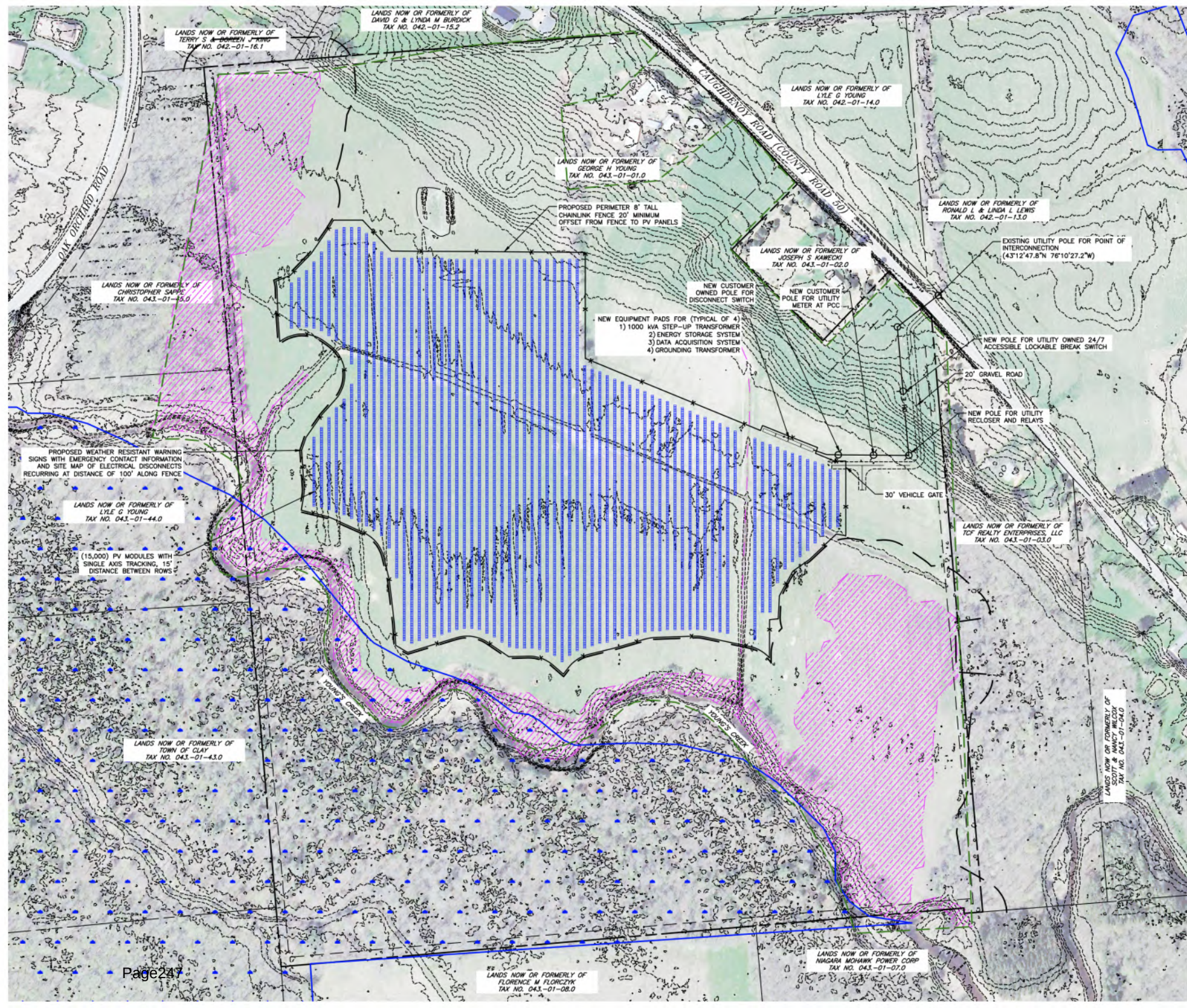
(Notary Public)



RICHARD B. GULDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 17, 2026

End of Application

Rev 1-9-20



Description of Costs		Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure
Land Acquisition	\$	-		
Site Work/Demo	\$	375,000.00	100%	\$ 375,000.00
Building Construction & Renovation	\$	-		
Furniture & Fixtures	\$	-		
Equipment	\$	7,003,333.33	20%	\$ 7,003,333.33
Equipment Subject to NYS Production Sales Tax	\$	-		
Engineering/Architect	\$	10,000.00		\$ 10,000.00
Financial Charges	\$	-		
Legal	\$	-		
Other	\$	-		\$ -
Management/Developer Fees	\$	750,000.00		\$ 750,000.00
Total Project Costs	\$	8,138,333.33	22%	\$ 8,138,333.33
B) Total Capital Cost	\$	8,138,333.33		
Project Refinancing Estimated Amount (for refinancing of existing debt only)	\$	-		
Sources of Funds for Project Costs:				
1. Bank Financing	\$	-		
2. Equity (excluding equity that is attributed to grants/tax credits)	\$	8,138,333.33		
3. Tax Exempt Bond Issuance (if applicable)	\$	-		
4. Taxable Bond Issuance (if applicable)	\$	-		
5. Public Sources (Include sum total of all state and federal grants and tax credits)	\$	-		
Identify each state and federal grant/credit:				
	\$	-		
	\$	-		
	\$	-		
6. Total Sources of Funds for Project Costs	\$	8,138,333.33		

Site plan attached/financial snapshot attached

Section I

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

Green Street Power Partners ("GSPP") is a national developer, financier, owner and operator of solar energy systems for businesses, schools, nonprofits and municipalities expanding across the country. Our versatile team specializes in creatively structuring short- and long-term debt financing for solar assets, balancing the benefits to sponsor equity and tax equity investors with realized value for our clients.

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

GSPP does not currently have suppliers, or vendors associated with this project. While majority of manufacturers of solar pv technologies are not within Onondaga County, will diligently work to incorporate local entities.

Section II,

C) Summary of how this project will help your business grow.

GSPP has been a developer, financier, owner and operator of solar energy systems for businesses, schools, nonprofits and municipalities expanding for several years and in a number of different jurisdictions. The Project described in this application is one of several new projects in the State of New York being undertaken by GSPP as its initial entry into the marketplace. GSPP believes solar development to be a socially conscious business opportunity and further believes that with the commitment of the State of New York to renewable energy, an expanding opportunity exists to enhance and grow GSPP's business while providing a well-documented service to the local communities through the reduction of green-house gasses as well as lower utility bills.

D) Description of Project

GSPP 9177 Caughdenoy Road – East, LLC intends to construct an approximately Five (5) Megawatt AC solar facility (the "Solar Farm") at its sole cost and expense. The Solar Farm shall consist of racking and foundations; inverters and transformers; necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, including three (3) phase extensions and power box(es); security fencing and gating; safety signage and solar photo voltaic ("PV") panels.

The solar facility will be situated on approximately 30 acres of private land, which will be a leased portion by GSPP 9177 Caughdenoy Road – East, LLC, of on an approximate 109 acre area, owned by Lyle G. YOUNG.

H) Compelling Circumstances

The State of New York has repeatedly communicated its desire to meet significant renewable energy goals over the next two decades and each completed solar project that feeds the energy into the grid is essential to achieving these milestones. In addition, through New York States (NYS) Value of Distributive Energy Resources (VDER) program, distributed energy is compensated based on when and where they provide electricity to the grid. That energy can then be shared with utility customers in the same utility service area, through NYS community shared solar program, saving local residents and small businesses significant money on their utility bills. Finally, each solar project requires interconnection to the utility grid and this process not only improves the infrastructure of the aging grid, benefitting everyone in the area, but also requires electricians and contractors to implement enhancing job creation.

Section III,

Part C and D Employment Information

GSPP will hire 3rd party contractors, preferably from the local area, to perform annual maintenance and inspection for the solar array. This will include work to maintain the array, location, and grounds with an estimation of 300 hours for each (totaling an estimated 900 hours annually) which GSPP intends to higher individuals at the current market rates. This project, together with other projects in the area and throughout Onondaga County will support several jobs in the community, jobs which will be required to be filled for the life of the projects (25-35 years)

Onondaga County Industrial Development Agency



5/9/2020

Project Summary

1. Project	GSPP Sentinel Heights Road, LLC	2. Project Number	3101-20-10B
3. Location	LaFayette	4. School District	LaFayette Central School
5. Tax Parcel(s)	025.-03-02.2	6. Project Type	New construction-Solar Project

0

7.Total Project Cost	\$	6,103,750	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	281,250	8B: Job Creation	0
Building	\$	-	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	5,250,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	10,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

GSPP Sentinel Heights Road, LLC

Fiscal Impact (\$)

Abatement Cost	\$	1,070,420
Sales Tax	\$	420,000
Mortgage Tax	\$	-
Property Tax Relief (PILOT)	\$	650,420
New Investment	\$	6,692,385
PILOT Payments	\$	370,800
Project Wages (10 years)	\$	249,600
Construction Wages	\$	453,438
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	5,541,250
New Sales Tax Generated	\$	-

Agency Fees	\$	77,297
Agency Legal Fees	\$	15,259

Benefit:Cost Ratio 6 :1

Project Description

Construction is an approximately 3,750 KWAC solar facility. Consisting of racking & foundations; inverters & transformers; necessary electrical interconnections & all improvements & connections required to transfer & deliver generation offsite, including 3 phase extensions & power box(es); security fencing & gating; safety signage and solar photo voltaic ("PV") panels. The solar facility will be on approximately 18 acres of private land, which will be a leased portion by GSPP Sentinel Heights, LLC, of on an approximate 94 acre area.

GSPP Sentinel Heights Road, LLC 5/9/2020

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by Parcel	\$	3,355
Projected Year 1 Revenue to be generated as a result of the project:	\$	15,000
Total Project Cost	\$	6,103,750
OCIDA Estimate of Project Value	\$	1,312,500
Estimated Property Tax Revenue if there was no project	\$	109,654
Scheduled PILOT Payments	\$	480,454
Projected MW to be generated		3.75

Year	Onondaga County	LaFayette	LaFayette Central School	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	17.4%	19.4%	63.2%	100.0%		
2019-2020	\$ 585	\$ 650	\$ 2,120	\$ 3,355		
1	\$ 2,617	\$ 2,908	\$ 9,475	\$ 15,000	\$ 28,562	\$ 13,562
2	\$ 2,670	\$ 2,966	\$ 9,664	\$ 15,300	\$ 29,133	\$ 13,833
3	\$ 2,723	\$ 3,025	\$ 9,858	\$ 15,606	\$ 29,716	\$ 14,110
4	\$ 2,777	\$ 3,086	\$ 10,055	\$ 15,918	\$ 30,310	\$ 14,392
5	\$ 2,833	\$ 3,148	\$ 10,256	\$ 16,236	\$ 30,916	\$ 14,680
6	\$ 2,890	\$ 3,211	\$ 10,461	\$ 16,561	\$ 31,534	\$ 14,973
7	\$ 2,947	\$ 3,275	\$ 10,670	\$ 16,892	\$ 32,165	\$ 15,273
8	\$ 3,006	\$ 3,340	\$ 10,883	\$ 17,230	\$ 32,808	\$ 15,578
9	\$ 3,067	\$ 3,407	\$ 11,101	\$ 17,575	\$ 33,465	\$ 15,890
10	\$ 3,128	\$ 3,475	\$ 11,323	\$ 17,926	\$ 34,134	\$ 16,207
11	\$ 3,190	\$ 3,545	\$ 11,550	\$ 18,285	\$ 34,816	\$ 16,532
12	\$ 3,254	\$ 3,616	\$ 11,781	\$ 18,651	\$ 35,513	\$ 16,862
13	\$ 3,319	\$ 3,688	\$ 12,016	\$ 19,024	\$ 36,223	\$ 17,199
14	\$ 3,386	\$ 3,762	\$ 12,257	\$ 19,404	\$ 36,948	\$ 17,543
15	\$ 3,453	\$ 3,837	\$ 12,502	\$ 19,792	\$ 37,686	\$ 17,894
16	\$ 3,522	\$ 3,914	\$ 12,752	\$ 20,188	\$ 38,437	\$ 18,251
17	\$ 3,593	\$ 3,992	\$ 13,007	\$ 20,592	\$ 39,200	\$ 18,614
18	\$ 3,665	\$ 4,072	\$ 13,267	\$ 21,004	\$ 39,975	\$ 18,983
19	\$ 3,738	\$ 4,153	\$ 13,532	\$ 21,424	\$ 40,762	\$ 19,357
20	\$ 3,813	\$ 4,236	\$ 13,803	\$ 21,852	\$ 41,562	\$ 19,736
21	\$ 3,889	\$ 4,321	\$ 14,079	\$ 22,289	\$ 42,375	\$ 20,119
22	\$ 3,967	\$ 4,408	\$ 14,361	\$ 22,735	\$ 43,201	\$ 20,506
23	\$ 4,046	\$ 4,496	\$ 14,648	\$ 23,190	\$ 44,040	\$ 20,897
24	\$ 4,127	\$ 4,586	\$ 14,941	\$ 23,653	\$ 44,891	\$ 21,292
25	\$ 4,210	\$ 4,677	\$ 15,239	\$ 24,127	\$ 45,754	\$ 21,691
	\$ 83,832	\$ 93,145	\$ 303,478	\$ 480,454	\$ 1,130,874	\$ 650,420



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

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

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

Return to:

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

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: GSPP 9177 Caughdenoy Road - East, LLC

Applicant Address: 1 Landmark Square, Suite 320, Stamford, CT 06901

Phone: _____

Fax: _____

Website: N/A

E-mail: glenn.frank@omni-navitas.com

Federal ID#: 84-5115598

NAICS: 221114

State and Year of Incorporation/Organization: New York - 2020

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

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

Federal ID#: _____

State and Year of Incorporation/Organization: _____

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

B) Individual Completing Application:

Name: Joseph Mendelsohn

Title: Project Manager

Address: 75 Central Street 3rd Floor

Phone: 401-862-5932

Fax: _____

E-mail: joseph.mendelsohn@Omni-navitas.com

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

Name: Glenn Frank
Title: General Counsel
Address: 75 Central Street 3rd Floor
Phone: 774-269-2564 Cell Phone: _____
E-mail: glenn.frank@omni-navitas.com

D) Company Counsel:

Name of Attorney: Glenn Frank
Firm Name: Omni Navitas Holdings, LLC
Address: 75 Central Street 3rd Floor
Phone: 774-269-2564 Cell Phone: _____
E-mail: glenn.frank@omni-navitas.com

E) Business Organization (check appropriate category):

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

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

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

Name	% of ownership
<u>GSPP Omni Holdco, LLC</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

G) Applicant Business Description:

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

Estimated % of sales within Onondaga County: See Attached

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

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

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

(*Percentage to equal 100%)

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

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

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

Please attach any explanations:

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

☐Yes ☒No

Section II: Project Information

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

Address: 9177 Caughdenoy Road

Legal Address (if different): _____

City: _____

Village/Town: Clay

Zip Code: 13029

School District: North Syracuse Central

Tax Map Parcel ID(s): 043.-01-01.0

Current Assessed Value: \$132.500

Sq. Footage of Existing Building: N/A

Census Tract: 40266

- B) Type (Check all that apply):

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition and Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ☒ No

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

I) Environmental Information

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

Section III: Construction

A) Project Costs and Finances

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

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

B) TOTAL Capital Costs \$ See Attached

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

_____ \$ _____
 _____ \$ _____
 _____ \$ _____

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

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

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

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	25
Estimate the average length of construction jobs to be created (months):	6 Months
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	N/A
Average annual benefit paid by the company (\$ or % salary) per FTE job:	N/A
Average growth rate of benefit cost:	N/A
Amount or percent of wage employees pay for benefits:	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	N/A

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Job Creation Subtotal							

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

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

E) Financial Assistance sought (estimated values):

☒ Real Property Tax Abatement (PILOT): TBD

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

☒ Sales and Use Tax Exemption (4% Local, 4% State): TBD

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

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

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

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

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

\$ 7,033,333.33

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

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

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

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

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

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

Company: GSPP 9177 Caughdenoy Road - East, LLC

Representative for Contract: Glenn Frank

Address: 1 Landmark Square, Suite 320 City: Stamford State: CT Zip: 06901

Phone: 774-269-2564 Email: Glenn.frank@omni-navitas.com

Project Address: 9177 Caughdenoy Road City: Brewerton State: NY Zip: 13029

General Contractor: None at this time

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section VI: Agency Fee Schedule

Payment Terms:

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

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

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

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

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

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

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

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

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

Section VII: Recapture of Tax Abatement/Exemptions

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

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

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

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

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

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

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

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

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

A "Full Time Permanent Employee" shall mean

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

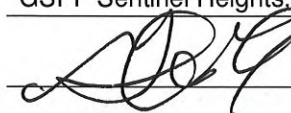
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company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

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

Name of Applicant Company

GSPP Sentinel Heights, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/8/20

Section VIII: Employment Plan

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

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

☐ Yes

☐ No

If yes, name and location: _____

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

☐ Yes

☐ No

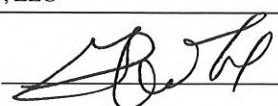
Enter Company Name in three (3) places below and sign by an authorized company officer:

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

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

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

Name of Applicant Company: GSPP Sentinel Heights, LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Glenn Frank, General Counsel

Date: 5/8/20

NYS Department of Labor:

Roy Jewell

Associate Business Service Representative

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

roy.jewell@labor.ny.gov

www.labor.ny.gov

CNY Works

Chris Kennedy

Business Development Specialist

960 James Street, Syracuse, NY 13203

315-477-6974

ckennedy@cnyworks.com

www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

Name of Applicant Company

GSPP Sentinel Heights, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/8/20

Section X: Representations, Certifications, and Indemnification

Glenn Frank (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the General Counsel (title) of GSPP Sentinel Heights, LLC (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

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

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

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

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

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

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

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

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

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

Name of Applicant Company

GSPP Sentinel Heights, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Glenn Frank, General Counsel

Date:

5/18/20

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

Glenn Frank

, being first duly sworn, deposes and says:

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



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 5th day of 5, 20 20.



(Notary Public)



RICHARD B. GULDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 17, 2026

End of Application

CBP 2
SET REBAR/CAP
N 1070741.80
E 945906.63
ELEV 1343.48

CBP 1
SET REBAR/CAP
N 1070295.76
E 945941.76
ELEV 1321.18

PROPOSED 20'
WIDE ACCESS
ROAD

40'X100' CONSTRUCTION
STAGING AREA

PROPOSED FENCE

35'X20' EQUIPMENT PADS FOR:
STEP UP TRANSFORMERS
GROUNDING TRANSFORMERS
ENERGY STORAGE SYSTEM

35'X20' EQUIPMENT PADS FOR:
STEP UP TRANSFORMERS
GROUNDING TRANSFORMERS
ENERGY STORAGE SYSTEM

35'X20' EQUIPMENT PADS FOR:
STEP UP TRANSFORMERS
GROUNDING TRANSFORMERS
ENERGY STORAGE SYSTEM

APPROXIMATE LOCATION
16.5' WIDE EASEMENT TO
AMERICAN TELEPHONE AND
TELEGRAPHY COMPANY
LIBER 2333 PAGE 17

LANDS NOW OR FORMERLY OF
ANDREW J. REED
LIBER 4983, PAGE 867
TAX NO. 25.00-3-2.3

N 03°40'44" W 60.00'
N 86°21'20" E 600.00'

LANDS NOW OR FORMERLY OF
HAROLD E. HECKERMAN, JR. AND
CHERYL L. HECKERMAN
LIBER 3239, PAGE 153
TAX NO. 25.00-3-3.2

LANDS NOW OR FORMERLY OF
CLAUDE E. BUSH AND
MARTHA M. BUSH
LIBER 3240, PAGE 200
TAX NO. 25.00-3-3.3

LANDS NOW OR FORMERLY OF
BERNICE CROSS AND
ROBERT D. CROSS
LIBER 2552, PAGE 274
TAX NO. 25.00-3-4

LANDS NOW OR FORMERLY OF
ALLEN BAKER AND
LINDA LEE
LIBER 3239, PAGE 153
TAX NO. 25.00-3-3.1
(ALLIED COULD NOT FIND DEED BACK TO 1925.
SURVEY MAP DOES NOT LIST EITHER)

LANDS NOW OR FORMERLY OF
SENTINEL FARMS, LLC
LIBER 5196, PAGE 656
TAX NO. 25.00-3-5.1

APPROXIMATE LOCATION
150' WIDE EASEMENT TO
TENNESSEE GAS TRANSMISSION
COMPANY LIBER 2333 PAGE 473

APPROXIMATE LOCATION
150' WIDE EASEMENT TO
TENNESSEE GAS TRANSMISSION
COMPANY LIBER 2333 PAGE 473

LANDS OF
CAROL A. REED, AS TRUSTEE OF THE MCKEE REED TRUST
L. 4639 P.173
AREA-03.8768 ACRES
MEASURED TO CENTERLINE
TAX NO. 25.00-3-2.2

LANDS NOW OR FORMERLY OF
PETER J. SPRATT AND
ANN-MARIE SPRATT
LIBER 4745, PAGE 700
TAX NO. 25.00-3-2.1

LANDS NOW OR FORMERLY OF
MURDER KILLING POWER CO. LOCATION
LIBER 2401, PAGE 766
TAX NO. 25.00-3-1

SENTINEL HEIGHTS ROAD (COUNTY ROAD 179)
(66' WIDE)

Description of Costs		Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure
Land Acquisition	\$	-		
Site Work/Demo	\$	281,250.00	100%	\$ 281,250.00
Building Construction & Renovation	\$	-		
Furniture & Fixtures	\$	-		
Equipment	\$	5,250,000.00	20%	\$ 5,250,000.00
Equipment Subject to NYS				
Production Sales Tax	\$	-		
Engineering/Architect	\$	10,000.00		\$ 10,000.00
Financial Charges	\$	-		
Legal	\$	-		
Other	\$	-		\$ -
Management/Developer Fees	\$	562,500.00		\$ 562,500.00
Total Project Costs	\$	6,103,750.00	22%	\$ 6,103,750.00
B) Total Capital Cost	\$	6,103,750.00		
Project Refinancing Estimated Amount (for refinancing of existing debt only)	\$	-		
Sources of Funds for Project Costs:				
1. Bank Financing	\$	-		
2. Equity (excluding equity that is attributed to grants/tax credits)	\$	6,103,750.00		
3. Tax Exempt Bond Issuance (if applicable)	\$	-		
4. Taxable Bond Issuance (if applicable)	\$	-		
5. Public Sources (Include sum total of all state and federal grants and tax credits)	\$	-		
Identify each state and federal grant/credit:				
	\$	-		
	\$	-		
	\$	-		
6. Total Sources of Funds for Project Costs	\$	6,103,750.00		

Site plan attached/financial snapshot attached

Section I

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

Green Street Power Partners ("GSPP") is a national developer, financier, owner and operator of solar energy systems for businesses, schools, nonprofits and municipalities expanding across the country. Our versatile team specializes in creatively structuring short- and long-term debt financing for solar assets, balancing the benefits to sponsor equity and tax equity investors with realized value for our clients.

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

GSPP Sentinel Heights, LLC does not currently have suppliers, or vendors associated with this project. While majority of manufacturers of solar pv technologies are not within Onondaga County, GSPP Sentinel Heights, LLC will diligently work to incorporate local entities.

Section II,

C) Summary of how this project will help your business grow.

Green Street Power Partners has been a developer, financier, owner and operator of solar energy systems for businesses, schools, nonprofits and municipalities expanding for several years and in a number of different jurisdictions. The Project described in this application is one of several new projects in the State of New York being undertaken by GSPP as its initial entry into the marketplace. GSPP believes solar development to be a socially conscious business opportunity and further believes that with the commitment of the State of New York to renewable energy, an expanding opportunity exists to enhance and grow GSPP's business while providing a well-documented service to the local communities through the reduction of green-house gasses as well as lower utility bills.

D) Description of Project

GSPP Sentinel Heights, LLC intends to construct an approximately three thousand seven hundred and fifty (3,750) kilowatt AC solar facility (the "Solar Farm") at its sole cost and expense. The Solar Farm shall consist of racking and foundations; inverters and transformers; necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, including three (3) phase extensions and power box(es); security fencing and gating; safety signage and solar photo voltaic ("PV") panels.

The solar facility will be situated on approximately 18 acres of private land, which will be a leased portion by GSPP Sentinel Heights, LLC, of on an approximate 94 acre area, owned by Micki Reed Trust.

H) Compelling Circumstances

The State of New York has repeatedly communicated its desire to meet significant renewable energy goals over the next two decades and each completed solar project that feeds the energy into the grid is essential to achieving these milestones. In addition, through New York States (NYS) Value of Distributive Energy Resources (VDER) program, distributed energy is compensated based on when and where they provide electricity to the grid. That energy can then be shared with utility customers in the same utility service area, through NYS community shared solar program, saving local residents and small businesses significant money on their utility bills. Finally, each solar project requires interconnection to the utility grid and this process not only improves the infrastructure of the aging grid, benefitting everyone in the area, but also requires electricians and contractors to implement enhancing job creation.

Section III,

Part C and D Employment Information

GSPP will hire 3rd party contractors, preferably from the local area, to perform annual maintenance and inspection for the solar array. This will include work to maintain the array, location, and grounds with an estimation of 300 hours for each (totaling an estimated 900 hours annually) which GSPP intends to higher individuals at the current market rates. This project, together with other projects in the area and throughout Onondaga County will support several jobs in the community, jobs which will be required to be filled for the life of the projects (25-35 years)

SYRACUSE PROPERTY PARTNERS, LLC

RESOLUTION

[_____]

At a regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) convened in public session on May 12, 2020, at 8:00 a.m., remotely by conference call or similar service pursuant to New York State Executive Order 202.1, the following members were:

PRESENT:

ABSENT:

ALSO PRESENT: Robert M. Petrovich, Executive Director
Jeffrey W. Davis, Esq. Agency Counsel
Amanda M. Mirabito, Esq. Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

**RESOLUTION AUTHORIZING EXTENSION OF A
PAYMENT IN LIEU OF TAXES AGREEMENT.**

WHEREAS, Onondaga County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on or about October 12, 2006, the Agency adopted a resolution whereby the Agency agreed to undertake a project (the “Original Project”) for Syracuse Property Partners, LLC (the “Company”), said Project consisted of the following: (A)(1) the acquisition of an interest in an approximately 37 acre parcel of land located at 3063 Court Street, in the Town of Salina (the

“Town”), County of Onondaga (the “County”) and the Lyncourt Union Free School District (the “School District”) (tax map no. 067.-01-9.3) (the “Land”); (2) the construction on the Land of an approximately 250,000 square foot warehouse and distribution facility (the “Original Facility”) for use by Southern Wine & Spirits of Upstate New York, Inc.; and (3) the acquisition and installation in the Original Facility of certain machinery, warehouse equipment, office furniture and related equipment (collectively, the “Original Equipment”) (the Land, the Original Facility and the Original Equipment being collectively referred to as the “Original Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Company; and

WHEREAS, in connection with the Original Project, the Agency and the Company entered into, inter alia, (A) a lease to Agency dated as of August 1, 2007, a memo of which was recorded in the Onondaga County Clerk’s Office (the “Clerk’s Office”) on September 20, 2007 in Book 5014 at Page 0483, in which the Company leased its interest in the Land and the Original Project Facility to the Agency (the “2007 Agency Lease”); (B) a lease agreement dated as of August 1, 2007, a memo of which was recorded in the Clerk’s Office on September 20, 2007 in Book 5014 at Page 0493, in which the Agency leased its interest in the Original Project Facility to the Company (the “2007 Lease Agreement”); and (C) a payment in lieu of tax agreement dated as of June 1, 2008 (the “2008 PILOT”), a copy of which was filed with the Town of Salina Assessor’s Office (the “Assessor”); and

WHEREAS, pursuant to the 2008 PILOT, beginning in the 2009 Town and County tax years and the 2009-2010 School District tax year, the Company agreed to make payments in lieu of taxes with respect to the Original Project Facility in accordance with the schedule attached hereto as Exhibit A; and

WHEREAS, on or about October 9, 2012, the Agency adopted a resolution whereby the Agency agreed to undertake a project (the “Amended Project”, and together, with the Original Project, the “Project”) for the Company, said Amended Project consisted of the following: (A)(1) the construction of an approximately 183,000 square foot addition to the Original Facility on the Land (the “Addition” and together, with the Original Facility, the “Facility”); and (2) the acquisition and installation in the Addition of certain machinery, warehouse equipment, office furniture and related equipment (collectively, the “Additional Equipment”, and, together with the Original Equipment, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (collectively, the “Additional Financial Assistance” and, together with the Original Financial Assistance, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company; and

WHEREAS, in connection with the Amended Project, the Agency and the Company entered into, inter alia, (A) a first amendment to lease to Agency dated as of November 1, 2013, a

memo of which was recorded in the Onondaga County Clerk's Office (the "Clerk's Office") on February 25, 2014 in Book 5271 at Page 660, in which the Company leases its interest in the Addition to the Agency (the "Agency Lease Amendment" and, together, with the 2007 Agency Lease, the "Agency Lease"); (B) a lease agreement dated as of November 1, 2013, a memo of which was recorded in the Clerk's Office on February 25, 2014 in Book 5271 at Page 665, in which the Agency leases its interest in the Addition to the Company (the "Lease Agreement Amendment and, together, with the 2007 Lease Agreement, the "Lease Agreement"); and (C) a payment in lieu of tax agreement dated as of November 1, 2013 (the "2013 PILOT" and, together with the 2008 PILOT, the "PILOT Agreement"), a copy of which was filed with the Assessor; and

WHEREAS, the Original Project and Amended Project were subject to prior environmental review under the State Environmental Quality Review Act ("SEQRA"), resulting in the issuance of a negative declaration by the Agency on October 12, 2006 and October 9, 2012, respectively; and

WHEREAS, pursuant to the 2013 PILOT, beginning in the 2015 Town and County tax years and the 2015-2016 School District year, the Company agreed to make payments in lieu of taxes in addition to those agreed to in the 2008 PILOT, with respect to the Project Facility, in accordance with the schedule attached hereto as Exhibit B; and

WHEREAS, the Company has made all required payments under the PILOT Agreement; and

WHEREAS, due to an error in assessment, and despite the existence of the PILOT Agreement and payment of the PILOT Agreement by the Company, the Project Facility was assessed a tax payment to the School District for the 2018-2019 School District tax year in an amount that was \$536,571.57 in excess of the amount agreed to in the PILOT Agreement (the "Excess Tax"); and

WHEREAS, upon discovery of the error and pursuant to New York Real Property Tax Law Section 1330, the County has paid or will pay to the School District the Excess Tax; and

WHEREAS, in an attempt to correct the error resulting in the Excess Tax and refund the County for funds provided or to be provided to the School District in the amount of the Excess Tax, and considering the overall financial impact to the County and the School District, the impacted taxing jurisdictions have requested the Agency's assistance in developing an amendment to the Lease Agreement and the PILOT which amendments extend the Lease Agreement and the PILOT for a period of four (4) additional years (the "PILOT Extension") and adjusts the allocation of PILOT payments between the County and the School District such that the County receives a greater allocation of payment beginning in the County and Tax year of 2020 and the School District year of 2020-2021, which adjusted allocation refunds the Excess Tax payment to the County and reduces the payment to the School District in an amount equal to the Excess Tax as shown in Exhibit C hereto (the "Alternate Allocation"); and

WHEREAS, the PILOT Extension and the Alternate Allocation shall not provide the Company with any additional financial assistance (within the meaning of Section 854(14) of the Act), including any additional potential exemptions from certain sales and use taxes, real property

taxes, real estate transfer taxes and mortgage recording taxes, and therefore no public hearing is required under Section 859-a of the Act; and

WHEREAS, pursuant to a resolution passed by the County dated March 5, 2019, the County has consented to the PILOT Extension and the Alternate Allocation; and

WHEREAS, pursuant to a resolution passed by the School District dated April 14, 2020, the School District has consented to the PILOT Extension and the Alternate Allocation; and

WHEREAS, pursuant to that certain letter sent to the Town in February of 2020, the Town has consented to the PILOT Extension and the Alternate Allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency, based upon the approvals of the County, the School District and the Town, hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project has advanced the job opportunities, health, general prosperity and economic welfare of the people of the State of New York;

(C) The granting of the PILOT Extension and Alternate Allocation by the Agency with respect to the Project will continue to promote the general prosperity and economic welfare of the citizens of Onondaga County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act; and

(D) It is desirable and in the public interest for the Agency to enter into a revised PILOT agreement.

(E) The PILOT Extension and Alternate Allocation are necessary to correct the prior assessment errors and will not result in any new or additional environmental impacts therefore, the Agency reaffirms and ratifies its prior SEQRA determination.

Section 2. In consequence of the foregoing, the Agency hereby determines to approve the PILOT Extension and the Alternate Allocation in substantially the form presented at this meeting and with such changes, insertions and omissions therein as may be approved by the Executive Director with the advice of Agency Counsel is hereby approved.

Section 3. The Executive Director is hereby authorized, on behalf of the Agency, to execute and implement the revised Lease and PILOT agreements reflecting the terms approved herein.

Section 4. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

EXHIBIT A
2008 PILOT SCHEDULE

	Year	Lyncourt School District	Town of Salina	Onondaga County	TOTAL
1	2009	\$204,708.39	\$32,640.54	\$21,320.06	\$258,668.99
2	2010	\$226,998.69	\$36,194.71	\$23,641.56	\$286,834.96
3	2011	\$250,442.17	\$39,932.74	\$26,083.16	\$316,458.07
4	2012	\$275,087.95	\$43,862.49	\$28,649.98	\$347,600.43
5	2013	\$300,987.09	\$47,992.08	\$31,347.34	\$380,326.51
6	2014	\$328,192.60	\$52,329.97	\$34,180.75	\$414,703.32
7	2015	\$356,759.55	\$56,884.94	\$37,155.95	\$450,800.44
8	2016	\$386,745.14	\$61,666.11	\$40,278.91	\$488,690.15
9	2017	\$418,208.78	\$66,682.96	\$43,555.80	\$528,447.53
10	2018	\$451,212.17	\$71,945.31	\$46,993.05	\$570,150.53
	TOTAL	\$3,199,342.53	\$510,131.85	\$333,206.56	\$4,042,680.93

EXHIBIT B
2013 PILOT SCHEDULE

Year	Lyncourt School District	Town of Salina	Onondaga County	Total.
2014	\$0.00	\$0.00	\$0.00	\$0.00
2015	27,396.15	3,905.98	4,767.74	36,069.87
2016	55,888.15	7,968.21	9,726.19	73,582.54
2017	85,508.87	12,191.36	14,881.07	112,581.29
2018	116,292.06	16,580.25	20,238.25	153,110.56
2019	148,272.37	21,139.82	25,803.77	195,215.96
2020	181,485.39	25,875.13	31,583.81	238,944.34
2021	215,967.61	30,791.41	37,584.74	284,343.76
2022	251,756.53	35,893.99	43,813.07	331,463.58
2023	288,890.62	41,188.35	50,275.50	380,354.46
TOTAL	\$1,371,457.74	\$195,534.50	\$238,674.13	\$1,805,666.37

EXHIBIT C
Alternate Allocation

Syracuse Property Partners, LLC. Amended PILOT Schedule					PILOT Value	
Combined Original and Addition 8 year PILOT					Year 1	\$ 18,000,000.00
Total PILOT Payments by Municipality					Year 2-8	\$ 17,400,000.00
Schedule below incorporates PILOT modification approved by Onondaga County Legislature on March 5, 2019						
Year	Year	School Year	Lyncourt School District	Town of Salina	Onondaga County	Total
1	2020	19-20	\$ 508,659.34	\$ 81,585.15	\$ 90,824.41	\$ 681,068.90
2	2021	20-21	\$ 461,652.43	\$ 84,164.86	\$ 162,107.67	\$ 707,924.96
3	2022	21-22	\$ 503,865.05	\$ 90,334.91	\$ 169,316.46	\$ 763,516.42
4	2023	22-23	\$ 547,551.31	\$ 96,718.09	\$ 176,778.95	\$ 821,048.35
5	2024	23-24	\$ 563,562.34	\$ 106,197.31	\$ 173,041.06	\$ 842,800.71
6	2025	24-25	\$ 576,343.59	\$ 108,321.26	\$ 174,991.88	\$ 859,656.73
7	2026	25-26	\$ 589,380.46	\$ 110,487.68	\$ 176,981.72	\$ 876,849.86
8	2027	26-27	\$ 602,678.07	\$ 112,697.44	\$ 179,011.35	\$ 894,386.86
	Total		\$ 4,353,692.60	\$ 790,506.70	\$ 1,303,053.50	\$ 6,447,252.79

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call,
which resulted as follows:

AYE

NAY

ABSENT

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on May 12, 2020, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), as modified by New York State Executive Order 202.1, said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of May, 2020.

(SEAL)

Secretary

_____, 2020

Hon. Colleen A. Gunnip, Supervisor
Town of Salina
201 School Road
Liverpool, New York 13088

Re: Onondaga County Industrial Development Agency
Syracuse Property Partners, LLC

Dear Supervisor Gunnip:

The Onondaga County Industrial Development Agency (the "Agency") is considering whether to approve the terms of an amended payment-in-lieu-of-tax agreement at its meeting scheduled for February 11, 2020, at 8:00 a.m. at 333 W. Washington Street, Syracuse, New York (the "Meeting").

On or about October 12, 2006, the Agency adopted a resolution whereby the Agency agreed to undertake a project (the "Original Project") for Syracuse Property Partners, LLC (the "Company"), said Project consisted of the following: (A)(1) the acquisition of an interest in an approximately 37 acre parcel of land located at 3063 Court Street, in the Town of Salina (the "Town"), County of Onondaga (the "County") and the Lyncourt Union Free School District (the "School District") (tax map no. 067.-01-9.3) (the "Land"); (2) the construction on the Land of an approximately 250,000 square foot warehouse and distribution facility (the "Original Facility") for use by Southern Wine & Spirits of Upstate New York, Inc.; and (3) the acquisition and installation in the Original Facility of certain machinery, warehouse equipment, office furniture and related equipment (collectively, the "Original Equipment") (the Land, the Original Facility and the Original Equipment being collectively referred to as the "Original Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (collectively, the "Original Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Company.

In connection with the Original Project, the Agency and the Company entered into a payment in lieu of tax agreement dated as of June 1, 2008 (the "2008 PILOT") pursuant to which, beginning in the 2009 Town and County tax years and the 2009-2010 School District tax year, the Company agreed to make payments in lieu of taxes with respect to the Original Project Facility in accordance with the schedule attached hereto as Exhibit A.

On or about October 9, 2012, the Agency adopted a resolution whereby the Agency agreed to undertake a project (the "Amended Project", and together, with the Original Project, the "Project") for the Company, said Amended Project consisted of the following: (A)(1) the construction of an approximately 183,000 square foot addition to the Original Facility on the Land (the "Addition" and together, with the Original Facility, the "Facility"); and (2) the acquisition and installation in the Addition of certain machinery, warehouse equipment, office furniture and related equipment (collectively, the "Additional Equipment", and, together with the Original Equipment, the "Equipment")

(the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (collectively, the "Additional Financial Assistance" and, together with the Original Financial Assistance, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company.

In connection with the Amended Project, the Agency and the Company entered into a payment in lieu of tax agreement dated as of November 1, 2013 (the "2013 PILOT" and, together with the 2008 PILOT, the "PILOT Agreement") pursuant to which, beginning in the 2015 Town and County tax years and the 2015-2016 School District year, the Company agreed to make payments in lieu of taxes in addition to those agreed to in the 2008 PILOT, with respect to the Project Facility, in accordance with the schedule attached hereto as Exhibit B. Syracuse Property Partners, LLC has made all required payments under the PILOT Agreement; and

Due to an error in assessment, and despite the existence of the PILOT Agreement and payment of the PILOT Agreement by Syracuse Property Partners, LLC, the Project Facility was assessed a tax payment to the School District for the 2018-2019 School District tax year in an amount that was \$536,571.57 in excess of the amount agreed to in the PILOT Agreement (the "Excess Tax") and which, upon discovery of the error and pursuant to New York Real Property Tax Law Section 1330, the County paid the School District.

In an attempt to correct the error resulting from the Excess Tax and refund the County for funds provided to the School District in the amount of the Excess Tax, and considering the overall financial impact to the County and the School District, the impacted taxing jurisdictions have requested the Agency's assistance in developing an amendment to the Lease Agreement and the PILOT which amendments extend the Lease Agreement and the PILOT which amendment extends the Lease Agreement and the PILOT for a period of four (4) additional years (the "PILOT Extension") and adjusts the allocation of PILOT payments between the County and the School District such that the County receives a greater allocation of payment beginning in the County and Town tax year of 2020 and the School District year of 2020-2021, which adjusted allocation refunds the Excess Tax payment to the County and reduces the payment to the School District in an amount equal to the Excess Tax as shown in Exhibit C hereto (the "Alternate Allocation"). Both the County and the School District have approved the PILOT Extension and the Alternate Allocation pursuant to resolutions passed on March 5, 2019 and [____], respectively.

Accordingly we hereby respectfully request that you sign the enclosed confirmation to evidence the Town's confirmation of and consent to the PILOT Extension and the Alternate Allocation.

Very truly yours,

Robert M. Petrovich
Executive Director

Enclosure

EXHIBIT A
2008 PILOT SCHEDULE

	Year	Lyncourt School District	Town of Salina	Onondaga County	TOTAL
1	2009	\$204,708.39	\$32,640.54	\$21,320.06	\$258,668.99
2	2010	\$226,998.69	\$36,194.71	\$23,641.56	\$286,834.96
3	2011	\$250,442.17	\$39,932.74	\$26,083.16	\$316,458.07
4	2012	\$275,087.95	\$43,862.49	\$28,649.98	\$347,600.43
5	2013	\$300,987.09	\$47,992.08	\$31,347.34	\$380,326.51
6	2014	\$328,192.60	\$52,329.97	\$34,180.75	\$414,703.32
7	2015	\$356,759.55	\$56,884.94	\$37,155.95	\$450,800.44
8	2016	\$386,745.14	\$61,666.11	\$40,278.91	\$488,690.15
9	2017	\$418,208.78	\$66,682.96	\$43,555.80	\$528,447.53
10	2018	\$451,212.17	\$71,945.31	\$46,993.05	\$570,150.53
	TOTAL	\$3,199,342.53	\$510,131.85	\$333,206.56	\$4,042,680.93

EXHIBIT B
2013 PILOT SCHEDULE

Year	Lyncourt School District	Town of Salina	Onondaga County	Total.
2014	\$0.00	\$0.00	\$0.00	\$0.00
2015	27,396.15	3,905.98	4,767.74	36,069.87
2016	55,888.15	7,968.21	9,726.19	73,582.54
2017	85,508.87	12,191.36	14,881.07	112,581.29
2018	116,292.06	16,580.25	20,238.25	153,110.56
2019	148,272.37	21,139.82	25,803.77	195,215.96
2020	181,485.39	25,875.13	31,583.81	238,944.34
2021	215,967.61	30,791.41	37,584.74	284,343.76
2022	251,756.53	35,893.99	43,813.07	331,463.58
2023	288,890.62	41,188.35	50,275.50	380,354.46
TOTAL	\$1,371,457.74	\$195,534.50	\$238,674.13	\$1,805,666.37

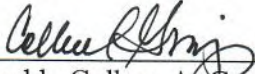
EXHIBIT C
Alternate Allocation

Syracuse Property Partners, LLC. Amended PILOT Schedule				PILOT Value		
Combined Original and Addition 8 year PILOT				Year 1	\$ 18,000,000.00	
Total PILOT Payments by Municipality				Year 2-8	\$ 17,400,000.00	
Schedule below incorporates PILOT modification approved by Onondaga County Legislature on March 5, 2019						
Year	Year	School Year	Lyncourt School District	Town of Salina	Onondaga County	Total
1	2020	19-20	\$ 508,659.34	\$ 81,585.15	\$ 90,824.41	\$ 681,068.90
2	2021	20-21	\$ 461,652.43	\$ 84,164.86	\$ 162,107.67	\$ 707,924.96
3	2022	21-22	\$ 503,865.05	\$ 90,334.91	\$ 169,316.46	\$ 763,516.42
4	2023	22-23	\$ 547,551.31	\$ 96,718.09	\$ 176,778.95	\$ 821,048.35
5	2024	23-24	\$ 563,562.34	\$ 106,197.31	\$ 173,041.06	\$ 842,800.71
6	2025	24-25	\$ 576,343.59	\$ 108,321.26	\$ 174,991.88	\$ 859,656.73
7	2026	25-26	\$ 589,380.46	\$ 110,487.68	\$ 176,981.72	\$ 876,849.86
8	2027	26-27	\$ 602,678.07	\$ 112,697.44	\$ 179,011.35	\$ 894,386.86
	Total		\$ 4,353,692.60	\$ 790,506.70	\$ 1,303,053.60	\$ 6,447,252.70

**CONFIRMATION OF TOWN OF SALINA TO THE EXTENSION AND AMENDMENT OF A
PAYMENT IN LIEU OF TAX AGREEMENT**

I hereby consent to the proposed action to be considered by the Onondaga County Industrial Development Agency at its meeting on February 11, 2020 with respect to its approval of the extension and amendment of a payment in lieu of tax agreement with Syracuse Property Partners, LLC.

2/11, 2020



Honorable Colleen A. Gunnip
Town of Salina Supervisor