

# Onondaga Industrial Development Agency



12/8/2021

## Project Summary

1. Project	Dunn Tire, Inc/Stewart Hancock Partners, LLC	2. Project Number	3101-21-12A
3. Location	Cicero	4. School District	North Syracuse
		6. Project Type	Expansion
5. Tax Parcel(s)	057.-02-29.4	Village	-

7.Total Project Cost	\$	5,870,030	8. Total Jobs	50
Land	\$	300,330	8A. Job Retention	39
Site Work	\$	100,000	8B: Job Creation	11
Building	\$	4,560,000	(Next 5 Years)	
Furniture & Fixtures	\$	50,000		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	30,000		
Financial Charges	\$	200,000		
Legal Fees	\$	10,000		
Other				

## Cost Benefit Analysis

Dunn Tire, Inc/Stewart Hancock Partners, LLC  
Fiscal Impact (\$)

Estimated Abatement Cost	\$572,325
Sales Tax Abatement	\$250,000
Mortgage Recording Tax Abatement	\$37,425
Real Property Tax Relief	\$284,900
New Investment	\$33,536,533
PILOT Payments	\$362,303
Project Wages (10 years)	\$22,740,360
Construction Wages	\$1,305,900
Employee Benefits (10 years)	\$4,093,265
Project Capital Investment	\$4,960,330

Agency Fees \$74,375

**Benefit:Cost Ratio** **58.60 :1**

## Project Description

Construct a 62,500 square foot building in the Town of Cicero

Dunn Tire/Stewart Hancock Partners, LLC

12/8/2021

A) PILOTS Estimate Table Worksheet  
for 10 years

OCIDA estimate of current market value					\$	300,330
Projected investment					\$	4,560,000
OCIDA estimate of increase in value					\$	1,414,400
OCIDA estimated value after project is completed					\$	1,714,730
Taxes that would have been collected if the project did not occur					\$	113,356
Scheduled PILOT payments					\$	362,303

PILOT YEAR	Exemption %	Onondaga County	Cicero	North Syracuse	-	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,582	\$ 1,591	\$ 7,179	\$ -	\$ 10,352	\$ 59,107	\$ 48,754
2	90%	\$ 2,373	\$ 2,388	\$ 10,772	\$ -	\$ 15,532	\$ 60,289	\$ 44,757
3	80%	\$ 3,196	\$ 3,215	\$ 14,505	\$ -	\$ 20,915	\$ 61,495	\$ 40,579
4	70%	\$ 4,050	\$ 4,075	\$ 18,383	\$ -	\$ 26,508	\$ 62,725	\$ 36,217
5	60%	\$ 4,937	\$ 4,967	\$ 22,410	\$ -	\$ 32,315	\$ 63,979	\$ 31,664
6	50%	\$ 5,858	\$ 5,894	\$ 26,592	\$ -	\$ 38,344	\$ 65,259	\$ 26,914
7	40%	\$ 6,814	\$ 6,856	\$ 30,931	\$ -	\$ 44,602	\$ 66,564	\$ 21,962
8	30%	\$ 7,806	\$ 7,854	\$ 35,434	\$ -	\$ 51,094	\$ 67,895	\$ 16,801
9	20%	\$ 8,835	\$ 8,889	\$ 40,104	\$ -	\$ 57,828	\$ 69,253	\$ 11,425
10	10%	\$ 9,902	\$ 9,963	\$ 44,947	\$ -	\$ 64,811	\$ 70,638	\$ 5,827
<b>TOTAL</b>		<b>\$ 55,354</b>	<b>\$ 55,693</b>	<b>\$ 251,256</b>	<b>\$ -</b>	<b>\$ 362,303</b>	<b>\$ 647,203</b>	<b>\$ 284,900</b>

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	39					
Creation Goals		6	3	2		
Total Employment Goals	39	45	48	50	50	50



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

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at [nstevens@ongov.net](mailto: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](mailto: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: DUNN TIRE LLC  
Applicant Address: 475 CAYUGA RD. BUFFALO, NY 14225  
Phone: 716-683-3520 Fax: 716-683-1422  
Website: DUNNTIRE.COM E-mail: DAVID.SIMONS@dunntire.com  
Federal ID#: 82-0550949 NAICS: 441320  
State and Year of Incorporation/Organization: DELAWARE 2002  
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: STEWART HANCOCK PARTNERS LLC  
Federal ID#: 87-1668721  
State and Year of Incorporation/Organization: NY 2021  
List of stockholders, members, or partners of Real Estate Holding Company:  
JOSEPH CATTALANI William Pyrczak

#### B) Individual Completing Application:

Name: JOSEPH CATTALANI  
Title: MANAGING MEMBER  
Address: 649 PARK AVE ROCHESTER, NY 14607  
Phone: 585-329-4600 Fax: 585-473-3181  
E-mail: JOE@CBROCHESTER.COM

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

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**D) Company Counsel:**

Name of Attorney: PAUL MARASCO LAW FIRM  
Firm Name: MARASCO LAW FIRM  
Address: 20 PATRIDGE HILL, HONEOYE FALLS, NY 14472  
Phone: 585-414-4455 Cell Phone: SAME  
E-mail: PAUL.MARASCO.LAW.FIRM.COM

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

- |  |   |
|--|---|
| <input type="checkbox"/> Corporation         | <input type="checkbox"/> Partnership                          |
| <input type="checkbox"/> Public Corporation  | <input type="checkbox"/> Joint Venture                        |
| <input type="checkbox"/> Sole Proprietorship | <input checked="" type="checkbox"/> Limited Liability Company |

Others (please specify): \_\_\_\_\_

Year Established: 2021

State in which Organization is established: NY

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

Name	% of ownership
<u>JOE CATTALANO</u>	<u>75%</u>
<u>BILL PYRCZAK</u>	<u>25%</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: 21%

Estimated % of sales outside Onondaga County but within New York State: 60%

Estimated % of sales outside New York State but within the U.S.: 19%

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. SEE ATTACHED

**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: 577 STEWART DR SYRACUSE, NY 13212

Legal Address (if different): 57-02-29.4

City: SYRACUSE

Village/Town: C.CENRO

Zip Code: 13212

School District: N SYRACUSE

Tax Map Parcel ID(s):

57-02-29.4

Current Assessed Value: \$ 147,600

Sq. Footage of Existing Building: 0

Census Tract: 104

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?

SEE ATTACHED

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.

**PROJECT SUMMARY**

**TO BUILD A 62,500 SQ FT BUILDING, COMPOSED OF 5,000 SQ FT OF OFFICE AND 57,500 SQ FT OF HIGH BAY WAREHOUSE ON APPROXIMATELY 5 ACRES OF PROPERTY CURRENTLY UNDER CONTRACT, SELLER, ONONDAGA COUNTY, ON STEWART DR. IN THE TOWN OF CICERO BORDERING THE NORTH SIDE OF HANCOCK AIRPORT. THE CURRENT SITE IS VACANT COMMERCIAL GC+ LAND AND AT ITS COMPLETION WILL BE A 62,500 SQ FT TIRE DISTRIBUTION OPERATION. THIS DISTRIBUTES TIRES WHOLESALE TO NEW CAR DEALERS, SERVICE STATIONS AND MOST IN BETWEEN. THE BENEFITS REQUESTED HELP OFFSET HIGHER REAL ESTATE CONSTRUCTION COSTS DUE TO EXTREME PRICE INCREASES IN STEEL AND MOST CONSTRUCTION MATERIALS DUE TO THE SUPPLY CHAIN WORK STOPPAGE FROM THE PANDEMIC.**



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

☐ Acquisition of Existing Facility

☐ Housing

☐ Equipment Purchase

☐ Multi-Tenant

☐ Commercial

☐ Bank Office

☐ Retail

☐ Mixed Use

☐ Facility for Aging

☐ Civic Facility (not for profit)

☐ Other \_\_\_\_\_

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

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?

☒ Yes

☐ No

2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?

☒ Yes

☐ No

3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?

☒ Yes

☐ No

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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	300,330 <sup>00</sup>	100%	
Site Work/Demo	100,000 <sup>00</sup>	100%	
Building Construction & Renovation	4,560,000		
Furniture & Fixtures	50,000	100%	
Equipment	0		
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect	30,000 <sup>00</sup>	100%	
Financial Charges	200,000 <sup>00</sup>	0	
Legal	10,000 <sup>00</sup>	50%	
Other (ENGINEERING, ARCH, DESIGN)	849,700 <sup>00</sup>	100%	
Management/Developer Fees	470,000	0%	
<b>Total Project Cost</b>			

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

#### B) TOTAL Capital Costs

\$ 5,870,000<sup>00</sup>

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

\$ 0

#### 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)

\$ 4,990,000  
\$ 880,000  
\$ -  
\$ -

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

\$ 5,870,000

C) Employment and Payroll Information

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

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

☐ Yes

☒ No

If yes, provide number of FTE jobs at the facility: \_\_\_\_\_

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	39
Estimate the number of construction jobs to be created by this Project:	40
Estimate the average length of construction jobs to be created (months):	9
Current annual payroll at facility:	\$1,630,000
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	SEE ATTACHED
Average annual benefit paid by the company (\$ or % salary) per FTE job:	18%
Average growth rate of benefit cost:	1%
Amount or percent of wage employees pay for benefits:	10% INCLUDING FICA/MC
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:	11

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
<u>SALES DIRECTOR</u>	<u>100,000</u>	<u>1</u>					
<u>SALES MANAGER</u>	<u>65,000</u>	<u>1</u>		<u>1</u>			
<u>SALES STAFF</u>	<u>40-50,000</u>	<u>9</u>	<u>1</u>	<u>1</u>			
<u>DISTRIBUTION MANAGER</u>	<u>70,000</u>	<u>2</u>					
<u>WAREHOUSE STAFF</u>	<u>15.25/HR</u>	<u>5</u>	<u>2</u>		<u>1</u>		
<u>DRIVER</u>	<u>15/HR</u>	<u>20</u>	<u>2</u>	<u>1</u>	<u>1</u>		
<u>DISPATCHER</u>	<u>50,000</u>	<u>1</u>	<u>1</u>				
Job Creation Subtotal		<u>39</u>	<u>6</u>	<u>3</u>	<u>2</u>		

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.

SEE ATTACHED

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

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): \_\_\_\_\_
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$37,425
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$250,000
- ☐ Tax Exempt Bond Financing (Amount Requested): \_\_\_\_\_
- ☐ Taxable Bond Financing (Amount Requested): \_\_\_\_\_

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

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

\$ 4,990,000

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

\$ 37,425

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:

\$ 3,125,000

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):

\$ 250,000

## **Dunn Tire LLC Application to the Onondaga County Industrial Development Agency**

### **Section I:**

#### **G) Company Background, Products, Customers, Goods and Services.**

Dunn Tire LLC and its predecessor companies began operating in 1973. Based in Buffalo, NY, the company now operates 26 retail tire and auto service locations in an around the cities of Buffalo (9 stores), Rochester (7), Syracuse (4), Erie (3) and the Southern Tier of NY (3). Through these locations, Dunn Tire sells and installs auto and light truck tires to thousands of retail customers annually, primarily for use on personal vehicles. The company also performs routine repair and maintenance on these vehicles.

The company also operates five distribution centers in Buffalo, Rochester, Syracuse, Erie and Pittsburgh. These locations are used to supply the 26 Dunn Tire retail locations, but more significantly are operated to supply tires to thousands of auto dealerships and independent tire/repair shops throughout upstate NY and western PA, OH and WV. This wholesale division of the company operates under a d.b.a. "Exxpress Tire Delivery".

The company offers tires from 10 of the world's 12 largest tire manufacturers through direct relationships with the tire suppliers. Tires are inventoried for many vehicle fitments so that most customers can be served with in stock merchandise. Tires are received into the warehouses directly from the manufacturers on common carrier tractor trailers. Tires are delivered from the warehouses to our retail locations and wholesale customers via our fleet of over 100 trucks ranging from pickups to "sprinter" vans and 26' box trucks.

The company is privately owned. Its largest investor is our Chairman, Randall Clark who is a Syracuse native. The remaining investors are members of management and other individuals currently based in or native to upstate NY. Annual sales total approximately \$120 million.

### **Section I:**

#### **H) Total Annual Supplies, Raw Materials and Vendor Services from Firms in Onondaga County**

As noted above, the majority of our products are manufactured by the world's largest tire suppliers, none of which are based in our geographic region. These products account for 65% of our annual purchases and expenditures. Compensation and benefits to employees account for approximately 20% of total expenditures. The remaining 15% of our costs are for other products for sale, supplies, materials and vendor services. Our use of Onondaga firms to supply these purchases are summarized below:

##### **Auto Parts & Supplies (4%)**

- United Auto Supply
- JR Auto Parts
- Roger Burdick (various dealerships)

- Tony's Tires & Wheels, Inc.
- Keystone Automotive Industries

#### Equipment Repair Services (2%)

- Liftech Equipment Companies, Inc.
- Haun Welding Supply, Inc.
- Instate Garage Door
- Ken's Equipment Services LLC
- Quality Automotive & Transmission, Inc.
- abj Fire Protection Co.
- Bruce Electric, Inc.

#### Property Management (2%)

- Widewaters Milton Avenue II Company, LLC
- Elvy Realty Company
- Zhong Yang

#### Advertising/Media (1%)

- Galaxy Media Partners
- Syracuse University
- Mountain Goat Run

#### Other Services & Products (1%)

- American Food & Vending
- Butler Fence Co., Inc.
- Cutting Edge Glass
- Eastern Security Services
- Lawn Tech
- LoJo Services LLC
- People Systems
- Peterson Plumbing & Heating
- Signature Landscaping & Property Maintenance LLC

### Section II:

#### **C) Summary of How This Project Will Help Grow Our Business**

In the Central NY area, our wholesale operation has grown significantly over the years. We initially delivered tires within a five-mile radius of our East Syracuse/DeWitt retail location. In 2005, we moved to a 20,000 sf warehouse on Joy Road in East Syracuse. In 2011, we relocated to our current 40,000 sf location on Steelway Blvd, Liverpool. As we have expanded the service area of the business, we have outgrown our current location. From Liverpool, we now ship daily to wholesale customers as far as Ogdensburg, Plattsburgh, Binghamton, Amsterdam and

Geneva. We ship multiple times daily to customers in Onondaga, Oswego, Oneida, Madison, Cortland and Cayuga counties.

The planned <sup>62,500</sup>~~65,000~~ sf location on Stewart Drive will allow the business to continue to grow, as well as, to operate more efficiently with additional truck docks, and expanded product storage and staging space. The site selected will also accommodate an expansion to 100,000 sf, ensuring our ability to remain in Syracuse for the long-term. The cost to lease the new facility is expected to be approximately three times the cost of our current facility. While we plan to be more efficient in the new building, personnel costs are expected to increase by 10% - 20% through additional staff and increased compensation to accomplish increased daily business volume.

**Section II:**

**F 3.) Does the Project Beneficiary Serve a Customer Base Primarily Outside of Onondaga County?**

Yes, 80% of the wholesale customers to be served from the new distribution center are from the counties and areas of NY referenced in Section II C above.

**Section II:**

**G) Will the completion of the Project result in the abandonment of another facility in NY?**

Yes, we will close our current distribution center on Steelway Blvd in Liverpool. Given the shortage of good quality, moderate cost, sprinklered warehousing space in the county, we would not expect the facility to remain vacant for an extended period.

**Section II:**

**H) Compelling circumstances for the Agency.**

Since a significant portion of the wholesale customer base served from Liverpool is located outside of Onondaga County, we could locate this distribution center anywhere with efficient access to both Interstates 90 and 81. However, our preference is to remain in Onondaga County where the majority of our talented and dedicated staff reside.

The lease on our Liverpool location expires on August 31, 2022, so we need to finalize our expansion location and begin construction as soon as is feasible.

**Section III:**

**C 2.) Please list benefits that will be available to either full and/or part time employees:**

- Holidays
- Vacations



- Health Insurance
- Health Savings Account
- Dental Insurance
- Social Security
- 401k Retirement Plan
- Short-term Disability Insurance
- Workers' Compensation Insurance
- Bereavement Compensation
- Military Leave
- Disability Leave
- Family & Medical Leave Act and NY Paid Family Leave
- Professional Development
- Employee Discounts
- Flexible Spending Account
- Domestic Partner Benefits
- Crime Victim Leave
- Voting Leave
- Paid Sick Leave

### **Section III:**

#### **D) Summary Job Descriptions:**

- **Sales Director** – Lead the wholesale sales efforts of the Central NY region including Rochester, Syracuse and all points north, south and east.
- **Sales Manager** – Lead the wholesale sales efforts of the Syracuse area, including supervision of the sales staff.
- **Sales Staff** – Conduct sales activity through field sales and phone sales to a customer base of approximately 1,000 wholesale customers.
- **Distribution Manager** – Lead the distribution efforts from the Syracuse warehouse to the Dunn Tire retail stores and wholesale customer base, including supervision of all warehouse staff, drivers and dispatchers. Coordination of all in-bound shipments.
- **Dispatcher** – Coordinate and orchestrate daily out-bound deliveries.
- **Warehouse Staff** – Receive and store all in-bound products. Retrieve and stage all out-bound product requests. Housekeeping, product organization and safe operations.
- **Driver** – Conduct the safe and accurate daily delivery of products to Dunn Tire retail locations and wholesale customer locations.



**David P. Simons**

President

July 19, 2021

## 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 STEWART HANCOCK PARTNERS 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 7-8-21 (date).

Company: STEWART HANCOCK PARTNERS LLC  
Representative for Contract: JOE CATTALANI  
Address: 649 PARK AVE City: ROCHESTER State: NY Zip: 14607  
Phone: 585-329-4601 Email: JOE.CATTALANI.COM  
Project Address: STEWART DR. City: CICERO/SYR State: NY Zip: 13212  
57-02-29.4  
General Contractor: Building Innovation Group Inc  
Contact Person: Steve Holmes  
Address: 107 Lincoln Parkway City: East Rochester State: NY Zip: 14445  
Phone: 585-606-6710 Email: Shelma@buildinggroup.com  
Authorized Representative: Steve Holmes Title: President  
Signature: [Signature] [Signature] [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

DUNN TIRE LLC

Signature of Officer or Authorized Representative:

David P. Simons

Name & Title of Officer or Authorized Representative:

DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

### Section VIII: Employment Plan

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

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

☐ Yes

☒ No

If yes, name and location: \_\_\_\_\_

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

☒ Yes

☐ No

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

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), DUNN TIRE 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.

DUNN TIRE 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.

DUNN TIRE 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: DUNN TIRE LLC

Signature of Officer or Authorized Representative: David P. Simons

Name & Title of Officer or Authorized Representative: DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

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

CNY Works  
Chris Kennedy  
Business Development Specialist  
960 James Street, Syracuse, NY 13203  
315-477-6974  
[ckennedy@cnyworks.com](mailto:ckennedy@cnyworks.com)  
[www.cnyworks.com](http://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

DUNN TIRE LLC

Signature of Officer or Authorized Representative:

David C. Simons

Name & Title of Officer or Authorized Representative:

DAVID C. SIMONS, PRESIDENT

Date: 7-19-2021

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Name of Applicant Company

STEWART HANCOCK PARTNERS LLC

Signature of Officer or Authorized Representative:

Joseph CATTAN.  
MEMBER

Name & Title of Officer or Authorized Representative:

Date: 7-20-21

## Section X: Representations, Certifications, and Indemnification

Joseph Cattalani (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the MANAGER (title) of STEWART HANCOCK PARTNERS 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

Section X: Representations, Certifications, and Indemnification

DAVID P. SIMONS (Name of CEO or other authorized representative of Applicant) confirms and says that ~~he~~she is the PRESIDENT (title) of DANN TIRE 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

DUNN TIRE LLC

Signature of Officer or Authorized Representative:

[Signature]

Name & Title of Officer or Authorized Representative:

DAVID P. SIMONS, PRESIDENT

Date: 7-19-2021

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

DAVID P. SIMONS, being first duly sworn, deposes and says:

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

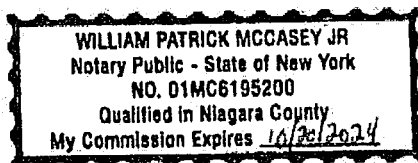
[Signature]

(Signature of Officer)

Subscribed and affirmed to me under penalties of  
perjury this 19<sup>th</sup> day of July, 2021.

[Signature]

(Notary Public)

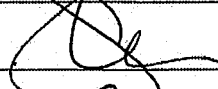


End of Application

Name of Applicant Company

STEWART HANCOCK PARTNERS LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

JOSEPH CATTALANI MANAGER

Date:

7-20-21

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

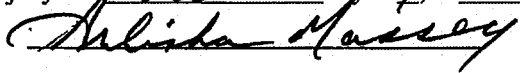
JOSEPH CATTALANI

, being first duly sworn, deposes and says:

1. That I am the MANAGER (Corporate Officer) of STEWART HANCOCK PARTNERS 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 20 day of 7, 2021.



(Notary Public)

ARLISHA MASSEY  
Notary Public, State of New York  
No. 01MA5059267  
Qualified in Monroe County  
Commission Expires April 27, 2022

End of Application



**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: express tire warehouse		
Project Location (describe, and attach a general location map): Stewart Drive, Cicero, NY		
Brief Description of Proposed Action (include purpose or need): Build a 62,500 sq ft distribution warehouse.		
Name of Applicant/Sponsor: stewart Hancock Partners LLC		Telephone: 585-329-4601
		E-Mail: joe@cattalani.com
Address: 649 Park Avenue		
City/PO: rochester	State: NY	Zip Code: 14607
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	town of cicero planning board	9/21
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County IDA	7/21
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? industrial	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site?	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	north syracuse
b. What police or other public protection forces serve the project site?	cicero
c. Which fire protection and emergency medical services serve the project site?	cicero
d. What parks serve the project site?	

### 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)? Industrial
- 
- b. a. Total acreage of the site of the proposed action? 7 acres  
b. Total acreage to be physically disturbed? 2.5 acres acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres
- 
- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- 
- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- 
- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No  
i. If No, anticipated period of construction: \_\_\_\_\_ 9 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
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)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>30'</u> height; <u>250'</u> width; and <u>250'</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>62,500</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
(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? <u>site work</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): <u>none</u></li> <li>• Over what duration of time? <u>2</u></li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>general excavation for footers and other traditional sitework</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? <u>1.5</u> acres	
vi. What is the maximum area to be worked at any one time? <u>1.5</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>4'</u> feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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: \_\_\_\_\_ 500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: onondaga water

- Does the existing public water supply have capacity to serve the proposal?

☒ Yes ☐ No

- Is the project site in the existing district?

☒ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☒ 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: \_\_\_\_\_  
run water to building for restroom/breakroom use and standby for sprinkler system

- Source(s) of supply for the district: onodaga water

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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> <p>connect sewer to building to service restrooms/breakroom _____</p>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul> <p>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):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>_____</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>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) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____  for lights/furnace fans, AC and forklift charging stations</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  local grid _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 8-noon</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 8-noon</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 0</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8-5</li> <li>• Saturday: _____ 8-noon</li> <li>• Sunday: _____ 0</li> <li>• Holidays: _____ 0</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: typical daytime construction vehicles _____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: lighting to service parking areas _____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>



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			
• Forested	0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7	4.5	2.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____</p> <p><i>iii. Provide date and summarize results of last inspection:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div style="width: 45%;">           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> <li>• Streams: Name _____ Classification _____</li> <li>• Lakes or Ponds: Name _____ Classification _____</li> <li>• Wetlands: Name _____ Approximate Size _____</li> <li>• Wetland No. (if regulated by DEC) _____</li> </ul>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>

**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**

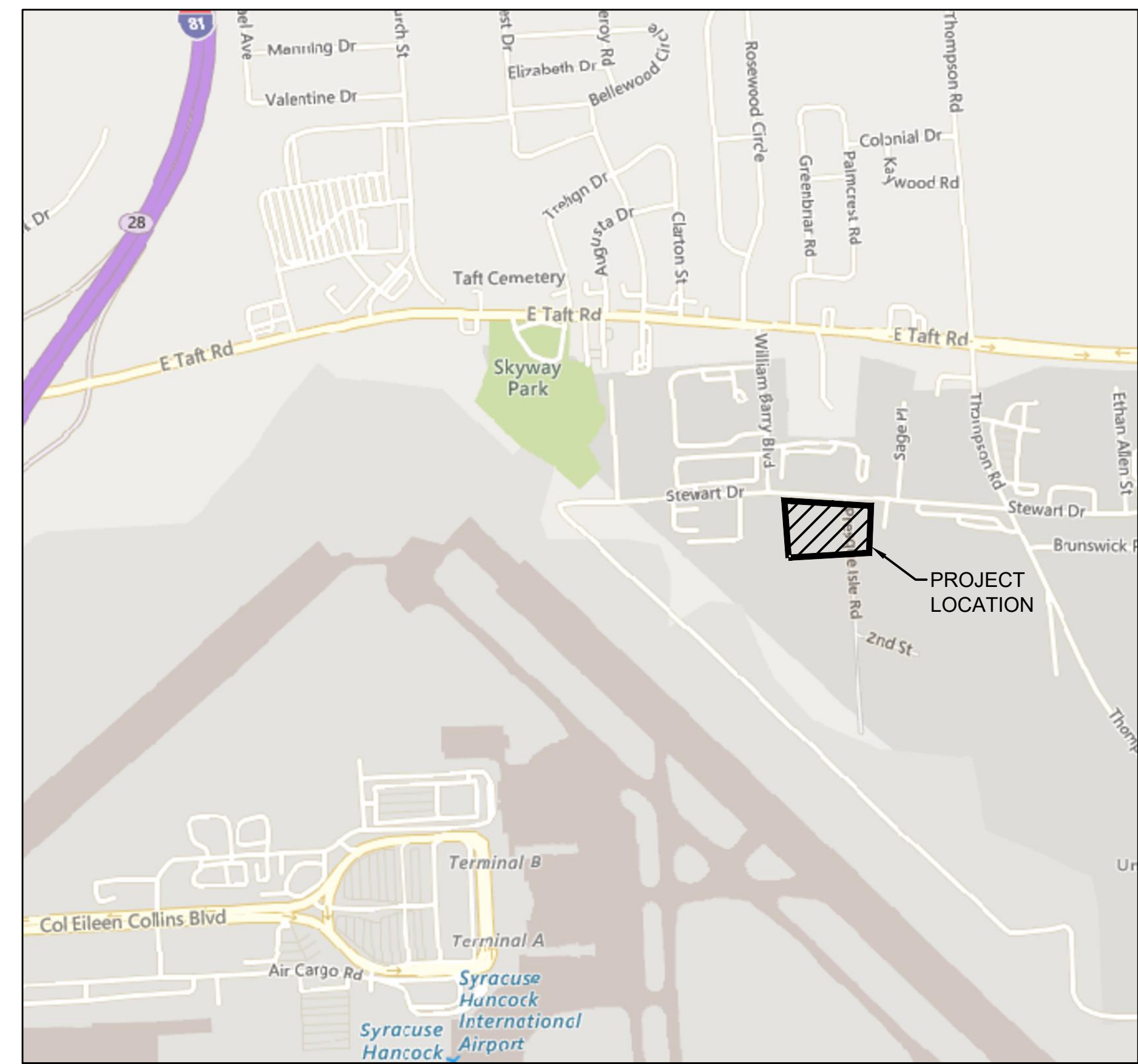
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_

**PRINT FORM**

CONTRACT DRAWINGS



LOCATION PLAN  
NOT TO SCALE

INDEX TO DRAWINGS

	COVER SHEET
C-001	GENERAL NOTES
C-101	SITE PLAN
C-102	SITE GRADING, DRAINAGE & ESC PLAN
C-103	SITE UTILITY PLAN
C-104	PHOTOMETRIC PLAN
C-501	MISCELLANEOUS DETAILS
C-502	MISCELLANEOUS DETAILS

DISTRIBUTION CENTER

STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

JULY 2021



MBL ENGINEERING, PLLC  
16510 BALCH PLACE  
MANNSVILLE, NY 13661



SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY DIG SAFELY NEW YORK (1.800.962.7962 OR 811) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING ANY EXCAVATION AND TEST BORINGS ACCORDING TO CODE RULE 753. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK AND THE OWNER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL PROVIDE AT LEAST 72 HOURS NOTIFICATION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY OWNER INCLUDING THE TOWN OF CICERO FOR THE SANITARY CONNECTIONS. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION OF AFFECTED UTILITIES SHALL BE APPROVED BY THE UTILITY OWNER, THE OWNER AND OTHER APPROVING AGENCIES.
3. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN.

SURVEY NOTES

1. TOPOGRAPHIC & PLANIMETRIC INFORMATION SHOWN HEREIN PLOTTED FROM FIELD SURVEY PERFORMED BY BARDOUN LAND SURVEYING
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. VERTICAL DATUM BASED ON NAVD1988. HORIZONTAL DATUM BASED ON NAD83, NEW YORK STATE PLANE COORDINATES, CENTRAL ZONE.

NEW YORK STATE D.O.T. SPECIFICATIONS:

1. CONTRACTOR SHALL FOLLOW REQUIREMENTS OF 608-01 STANDARD SHEETS
2. EXCEPT AS MODIFIED HEREIN, SECTIONS 200 THROUGH 700 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS ISSUED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, OFFICE OF ENGINEERING, INCLUDING ALL REVISIONS AND ADDENDA ISSUED BY NYSDOT PRIOR TO THE DATE THE NOTICE TO BIDDERS IS ADVERTISED, HEREINAFTER REFERRED TO AS THE NYSDOT STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK TO BE DONE WHERE REFERRED TO ON THE PLANS AND IN THE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE NYSDOT STANDARD SPECIFICATIONS AND THESE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN.
3. ANY REFERENCE TO NYSDOT STANDARD SPECIFICATIONS IS LIMITED IN SCOPE TO TECHNICAL ENGINEERING AND CONSTRUCTION WORK; MATERIALS, DETAILS, PROCEDURES, ETC. ALL REFERENCES TO THE STATE OF THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NULL AND VOID WITH RESPECT TO LEGAL OR CONTRACTUAL RESPONSIBILITIES.
4. FOR CLARIFICATION, WHERE THE STATE OF NEW YORK OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NAMED IN THE STANDARD SPECIFICATIONS, SUCH REFERENCES SHALL BE TAKEN TO MEAN EITHER THE ENGINEER OR OWNER AS DEFINED BY THE CONTRACT, EACH WITH SEPARATE AND DISTINCT RESPONSIBILITIES DESCRIBED OR REASONABLY IMPLIED BY THE CONTRACT.
5. THE CONTRACTOR IS ADVISED THAT THE METHOD OF MEASUREMENT AND BASIS OF PAYMENT FOR INDIVIDUAL NYSDOT ITEM NUMBERS DOES NOT NECESSARILY REFLECT THE OWNER'S METHOD OF MEASUREMENTS AND/OR BASIS OF PAYMENT.

GENERAL UTILITY:

1. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION AND DEPTH PRIOR TO COMMENCING WORK. BEFORE ANY PIPE IS INSTALLED, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES AT PROPOSED PIPE CROSSINGS TO ENABLE THE OWNER'S REPRESENTATIVE TO VERIFY NO CONFLICTS OF UTILITY LOCATIONS SHALL OCCUR. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE AND JOINT TYPE OF EXISTING PIPES AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, TO ENABLE AN APPROVED COMPATIBLE CONNECTION.

DRAINAGE:

1. STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE DRAINAGE PIPE WITH MANNINGS "N" OF 0.012 OR LESS (ADS N-12 OR APPROVED EQUAL).
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS.
3. FRAMES AND GRATES SHALL BE AS NOTED ON RESPECTIVE DETAILS.
4. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS AND FOREIGN MATTER AND OPERATIONAL THROUGHOUT THE DURATION OF THE CONTRACT.
5. ALL PROPOSED CATCH BASINS AND MANHOLE RIMS TO BE ADJUSTED TO FINISHED GRADE ELEVATION, AS REQUIRED.

SANITARY SEWER:

1. CONTRACTOR SHALL NOT DIRECT SURFACE OR SUBSURFACE WATER TO THE SANITARY SEWER SYSTEM WITHOUT WRITTEN PERMISSION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PHOENIX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DISPOSAL OF WATER.
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS EXCEPT WITHIN YARDS.
3. ALL SANITARY SEWER PIPE SHALL BE SDR-35.
4. LETTERING ON MANHOLE COVERS TO READ "SANITARY SEWER". MANHOLE RIMS ARE TO BE ADJUSTED TO MEET FINISHED GRADE ELEVATION.

**WATERMAIN:**

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

PIPE SCHEDULE	
WATER	HDPE
SANITARY	SDR-35
STORM	SICPP ADS N-12 WT

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED. NO TREES CAN BE CLEARED DURING THE INDIANA BAT SEASON 6" CALIBER OR LARGER
2. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
3. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
4. ALL EMBANKMENT MATERIALS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
5. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
6. ALL DISTURBED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE STORMWATER DESIGN MANUAL.

### STABILIZATION WITH MULCH:

1. PROTECTIVE MATERIALS:
  - A. UNROTTED SMALL--GRAIN STRAW OR SALT HAY SHALL BE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOWEL, LIQUID MULCH BINDERS OR NETTING TIEDOWN.
  - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED, UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
  - C. WOOD--FIBER OR PAPER--FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER.
  - D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED.
  - E. EXCELSIOR MATTING SHALL BE USED ON SLOPES OF 1:4 OR STEEPER.
2. MULCH ANCHORING:
  - A. PEG AND TWINE -- DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE AND AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS--CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
  - B. MULCH NETTINGS -- STAPLE PAPER, COTTON OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

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## GENERAL NOTES

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DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

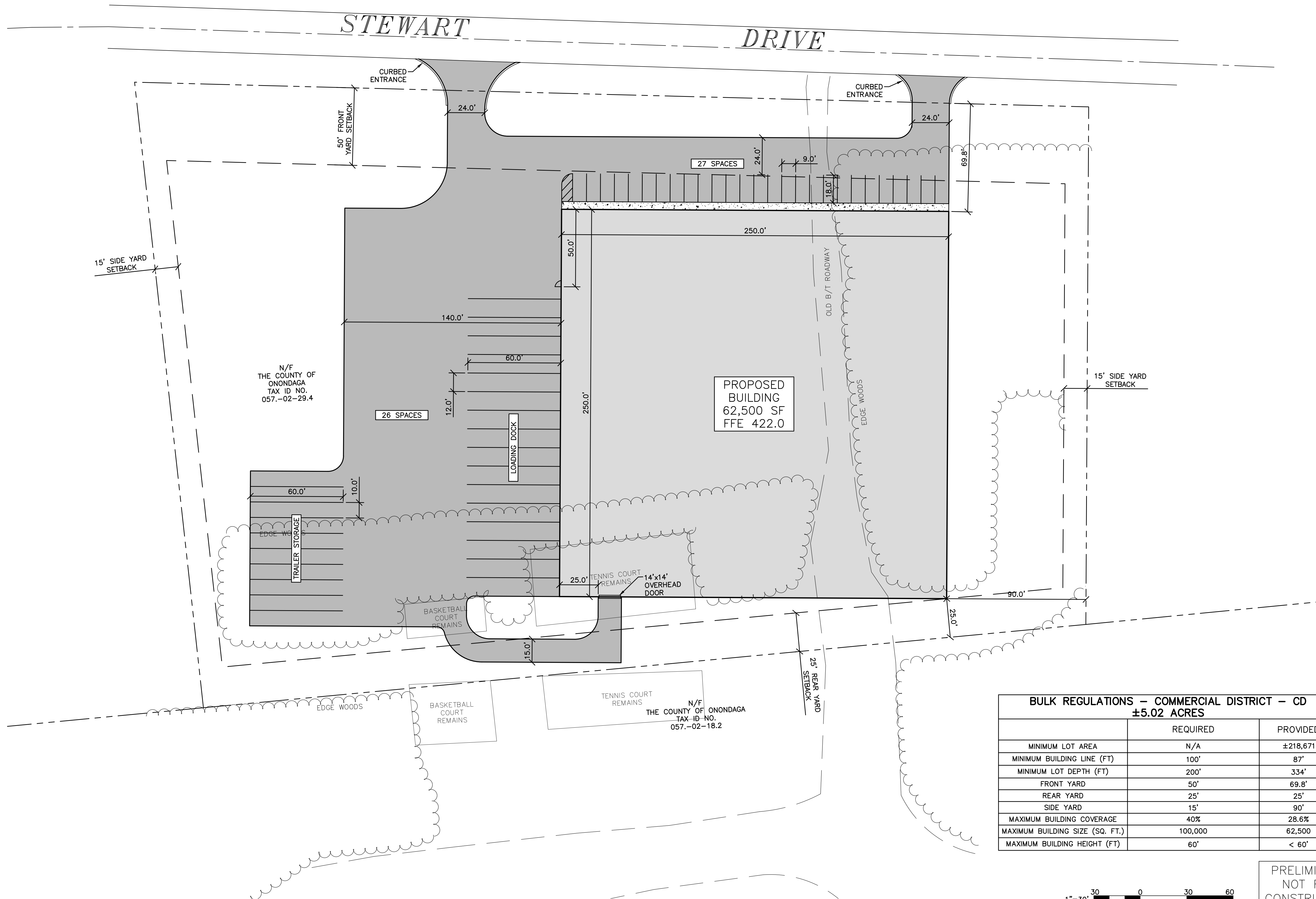
PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-001

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 07/19/2021



PLAN  
SCALE: 1"=30'

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BULK REGULATIONS – COMMERCIAL DISTRICT – CD ±5.02 ACRES		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	±218,671
MINIMUM BUILDING LINE (FT)	100'	87'
MINIMUM LOT DEPTH (FT)	200'	334'
FRONT YARD	50'	69.8'
REAR YARD	25'	25'
SIDE YARD	15'	90'
MAXIMUM BUILDING COVERAGE	40%	28.6%
MAXIMUM BUILDING SIZE (SQ. FT.)	100,000	62,500
MAXIMUM BUILDING HEIGHT (FT)	60'	< 60'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 07/19/2021

DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-101

# SITE PLAN

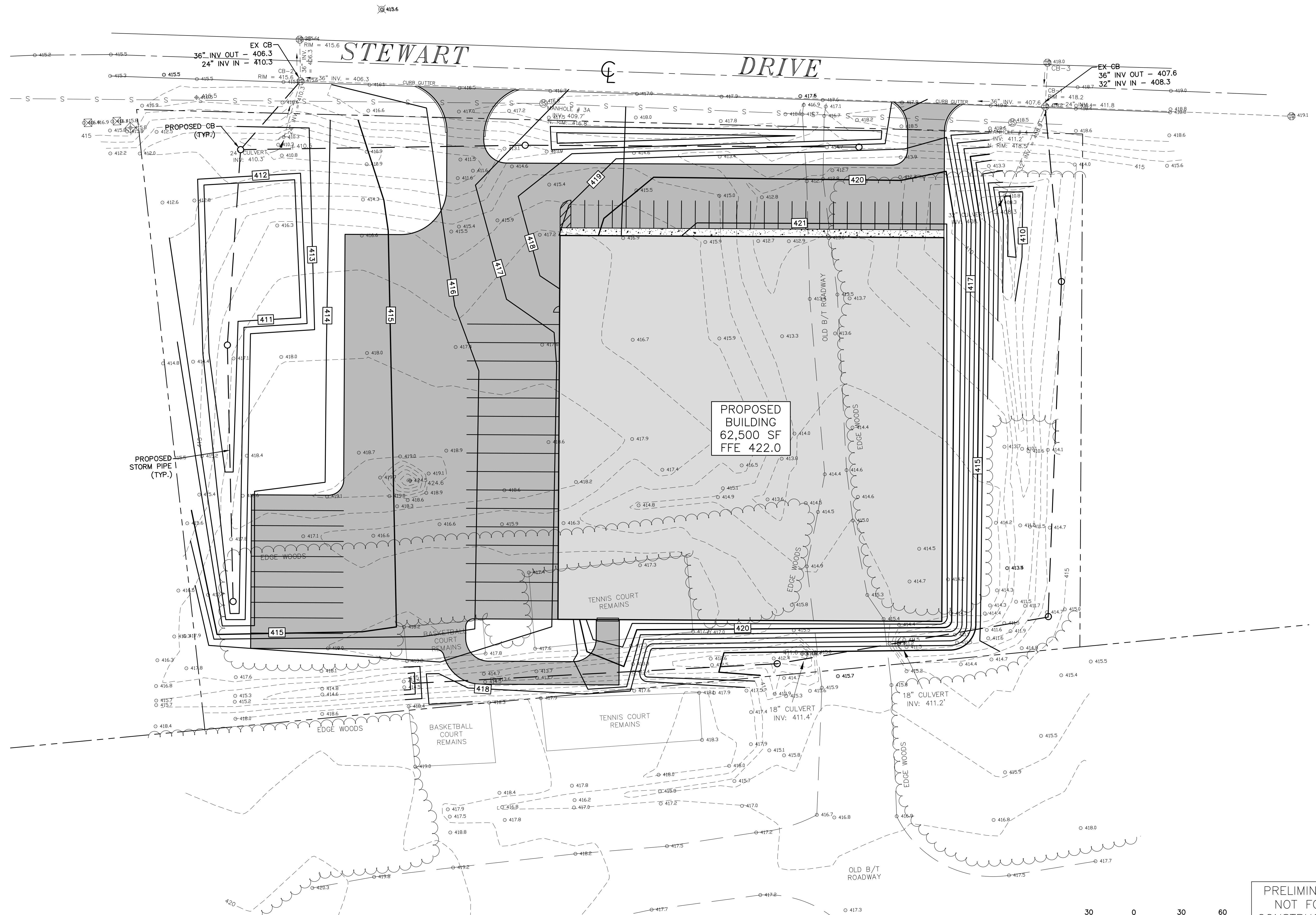
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DATE \_\_\_\_\_

or





PLAN  
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21-240

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JULY 2021

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C-102

DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

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# SITE GRADING, DRAINAGE & ESC PLAN

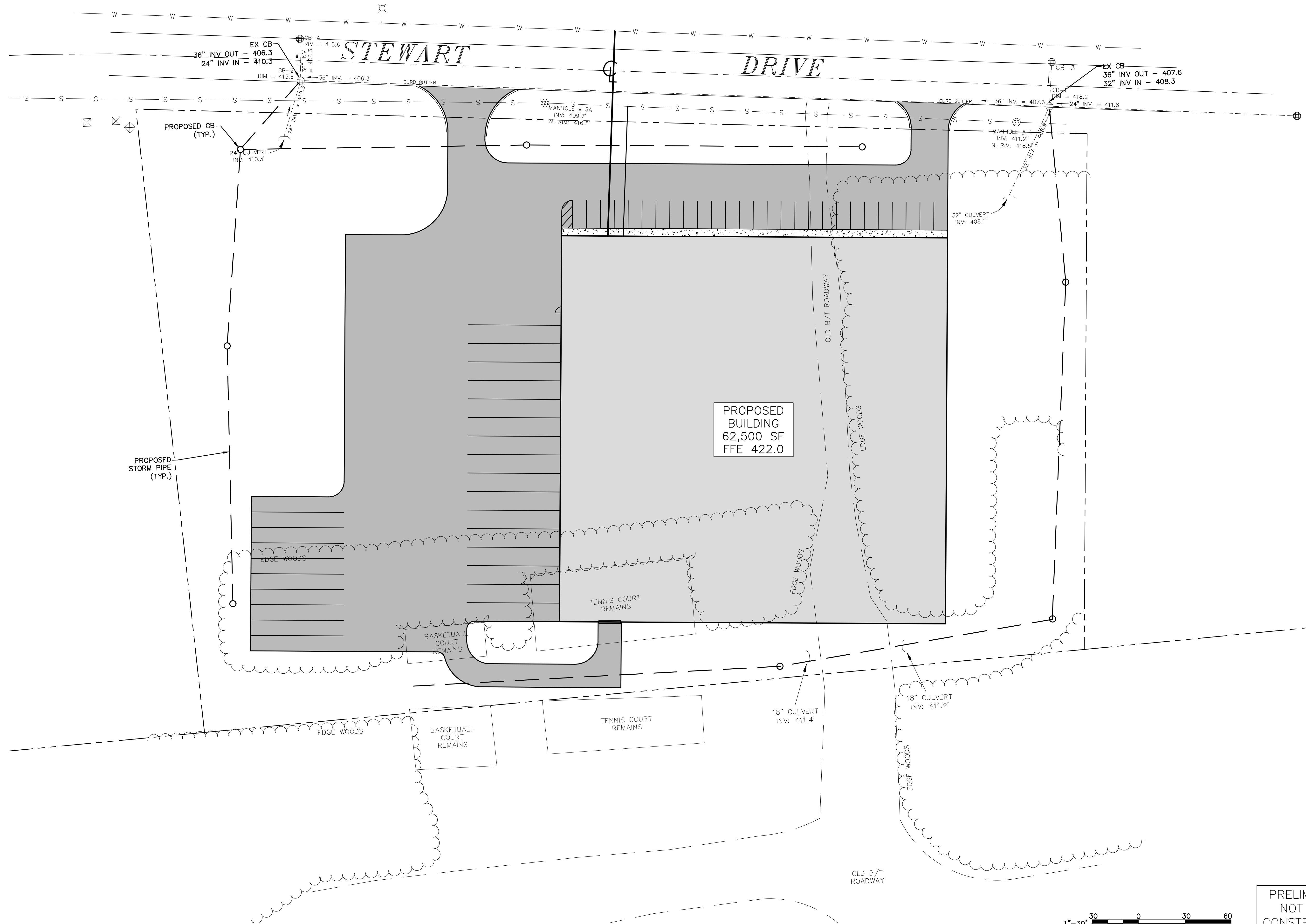
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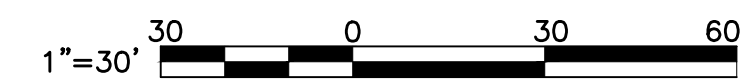




**PLAN**  
SCALE: 1"=30'

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NOT FOR  
CONSTRUCTION  
DATE: 07/19/2021

NO.	DATE	DRAWING RELEASE

SITE UTILITY  
PLAN

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DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-103

STEWART ----- DRIVE

PROPOSED  
BUILDING  
62,500 SF  
FFE 422.0

EDGE WOODS

~~EDGE WOODS~~

EDGE WOODS

## PLAN

SCALE: 1"=30'

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 07/19/2021

PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-104

PHOTOMETRIC  
PLAN

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STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

DRAWING RELEASE

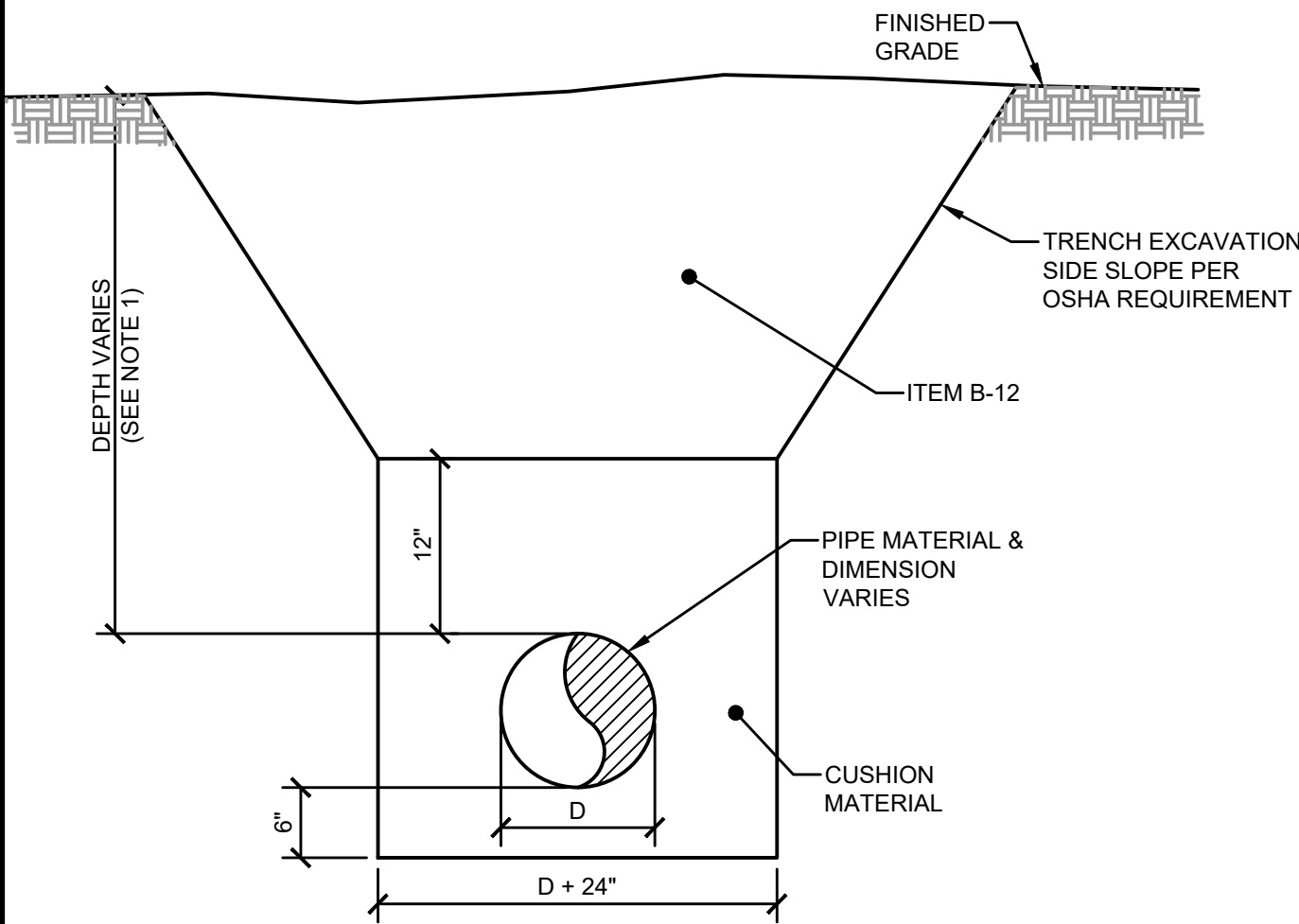
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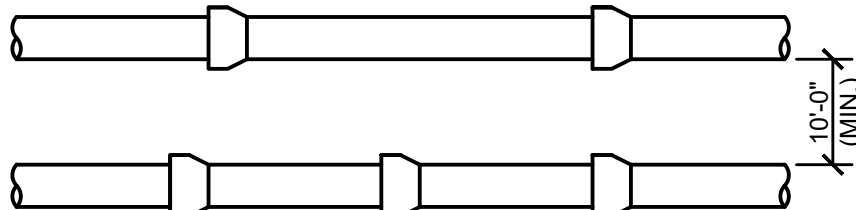




- NOTES:
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
    - DOMESTIC WATER - 5' MIN.
    - SANITARY - 4' MIN.
    - STORM - VARIES
  - REFER TO SANITARY SEWER PROFILES FOR SANITARY DEPTHS.
  - NATIONAL GRID SHALL PROVIDE INSTALLATION OF GAS MAIN, INCLUDING BACKFILL AND COMPACTION.

### A TYPICAL TRENCH DETAIL

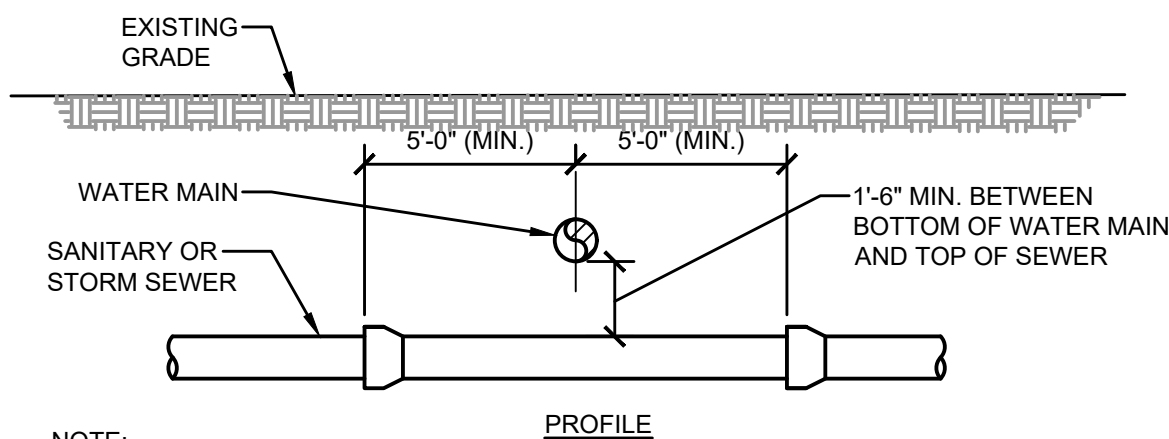
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#### NOTE:

A MINIMUM HORIZONTAL SEPARATION OF 10'-0" SHALL BE MAINTAINED BETWEEN WATER MAINS & ALL STORM & SANITARY SEWERS. ANY DEVIATION OF THE MINIMUM 10'-0" HORIZONTAL SEPARATION SHALL BE APPROVED BY THE REVIEWING AGENCY PRIOR TO CONSTRUCTION.

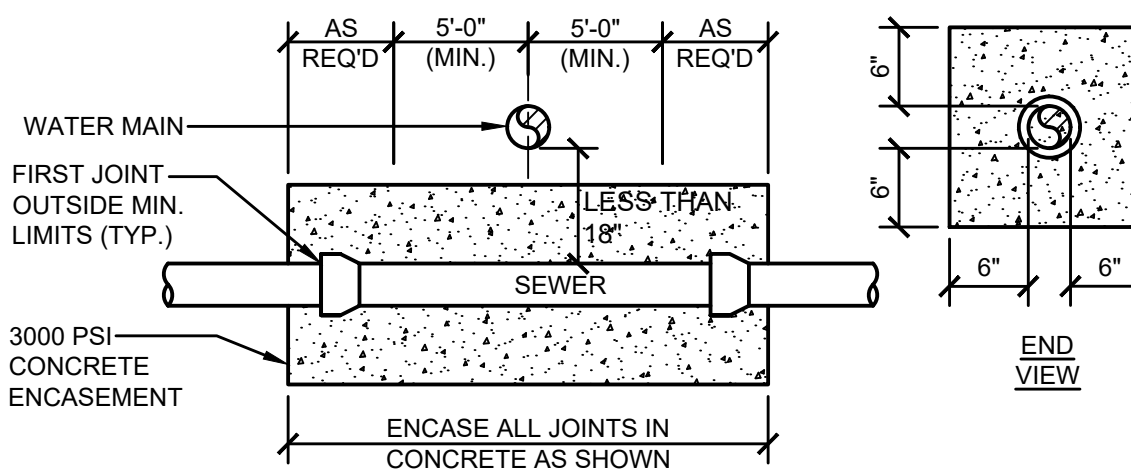
#### PARALLEL WATER MAIN & SEWER SEPARATION DETAIL



#### NOTE:

IF MINIMUM SEPARATION DISTANCES SHOWN CAN NOT BE MET, SEE CROSSING REQUIREMENTS BELOW.

#### WATER MAIN & SEWER CROSSING SEPARATION DETAIL



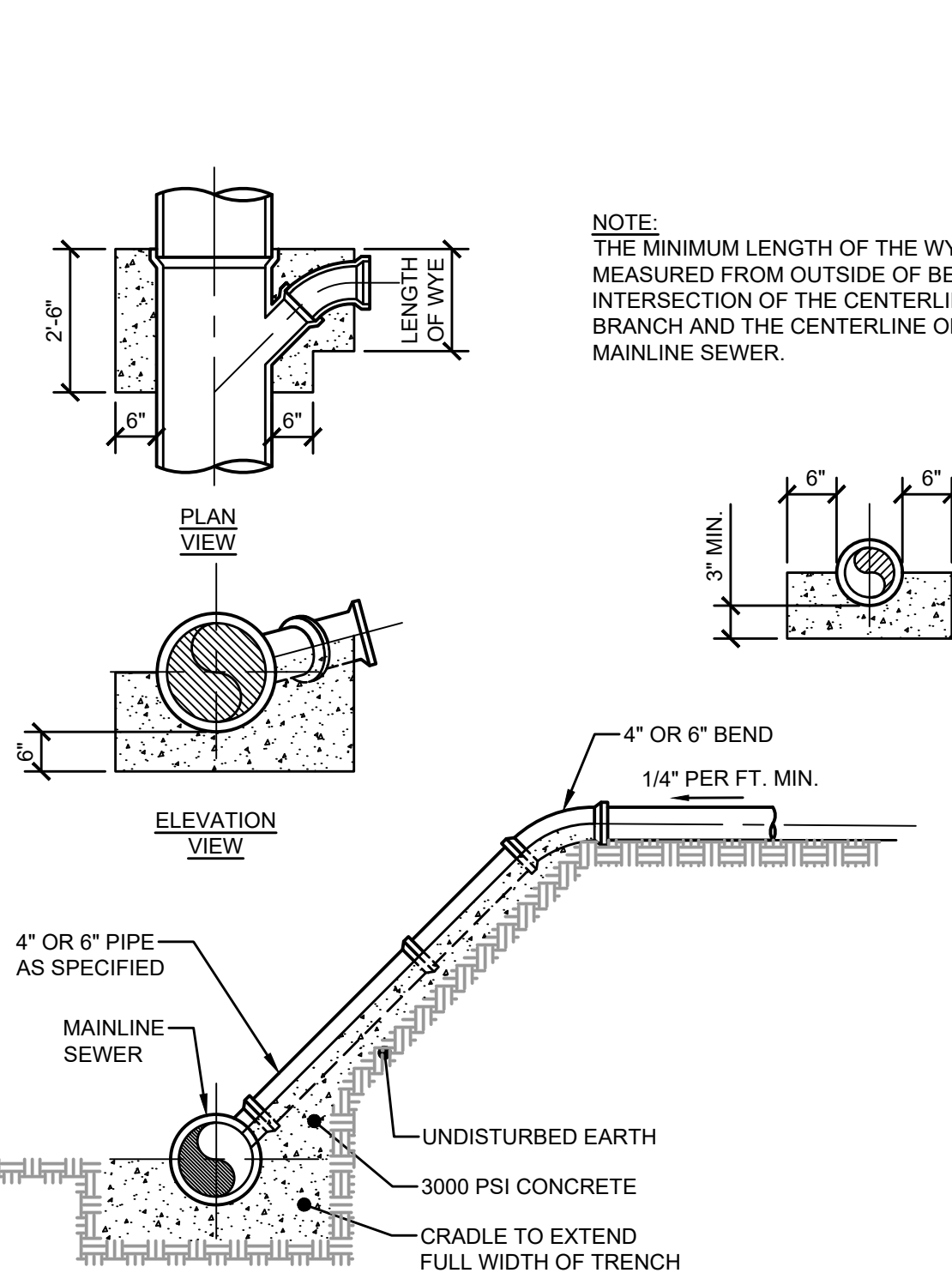
#### NOTE:

- ENCASE IN CONCRETE ALL SEWER JOINTS WITHIN 10 FT. OF WATER CROSSING.

#### WATER MAIN & SEWER CROSSING MINIMUM SEPARATION REQUIREMENTS

### B TYPICAL WATER MAIN AND SEWER SEPARATION DETAIL

NOT TO SCALE



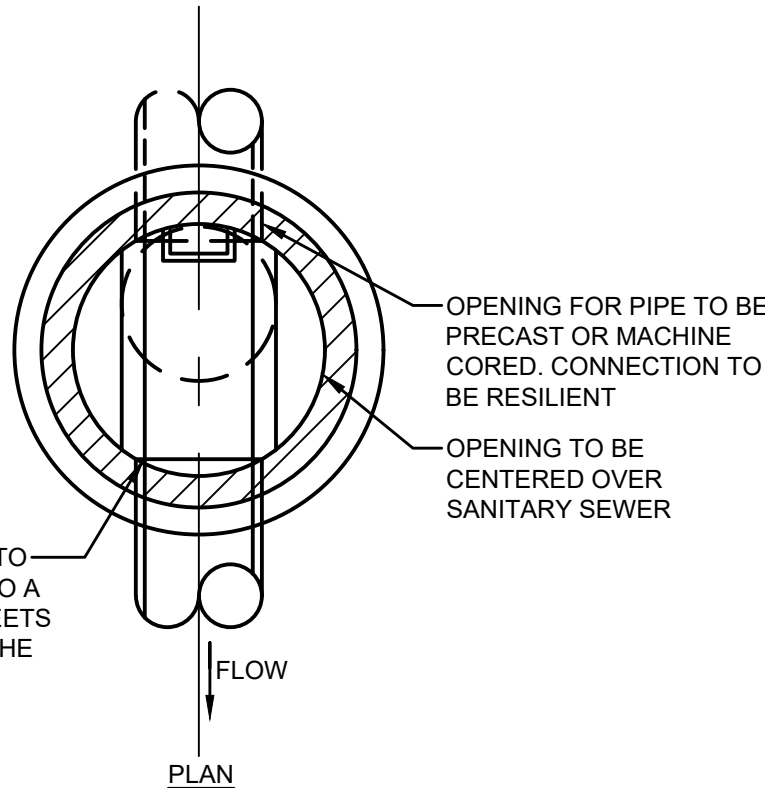
#### NOTE:

- LATERALS TO VACANT LOTS WILL BE TERMINATED WITH THE PUBLIC SEWER PORTION. APPROXIMATELY 2' BEYOND THE CURB LINE AND CAPPED. PROVIDE 2"x4" PRESSURE TREATED LUMBER FROM PIPE CROWN TO WITHIN 6" OF GRADE FOR LOCATING.

### E TYPICAL LATERAL & RISER CONNECTION

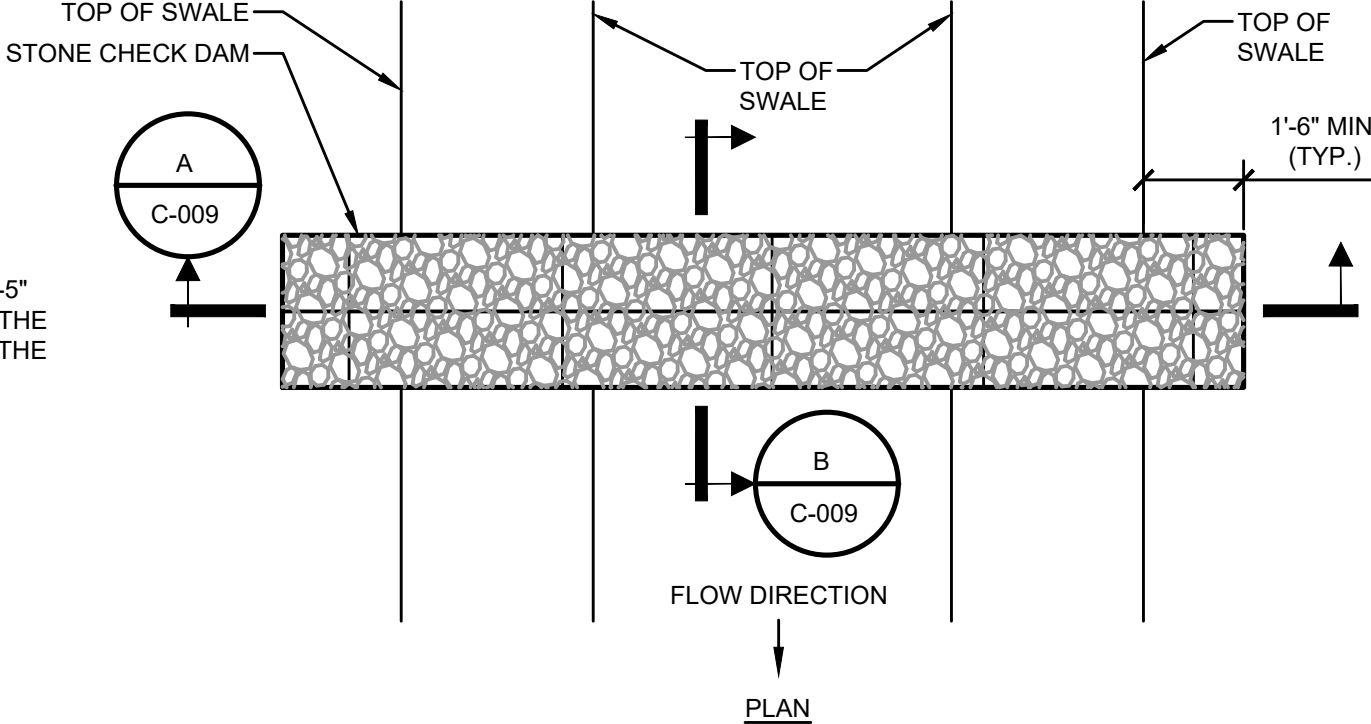
NOT TO SCALE

#### RISER - CROSS SECTION



### D TYPE "A" STANDARD PRECAST MANHOLE DETAIL

NOT TO SCALE

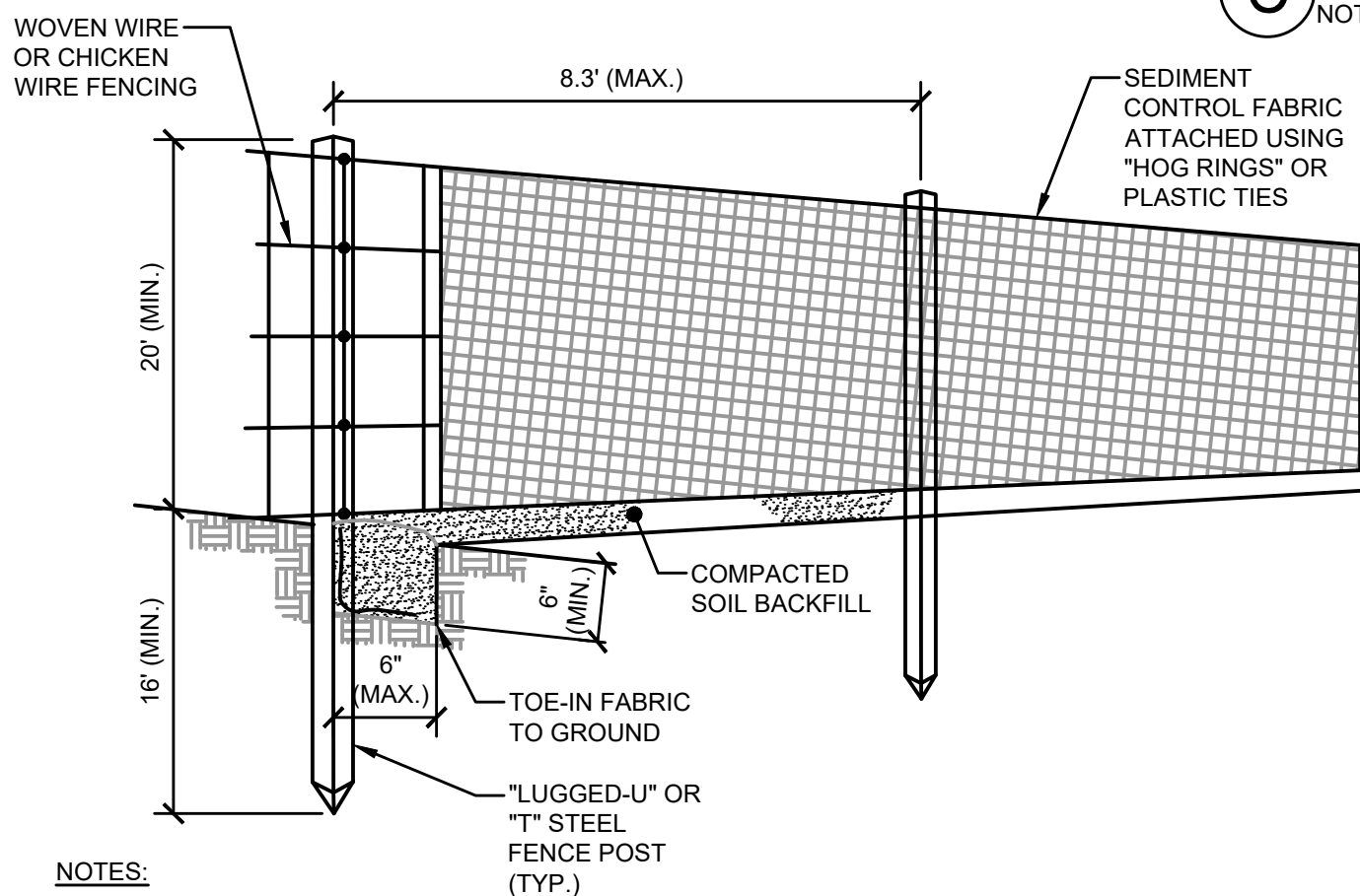


#### NOTES:

- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
- SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

### H STONE CHECK DAM DETAIL

NOT TO SCALE



#### NOTES:

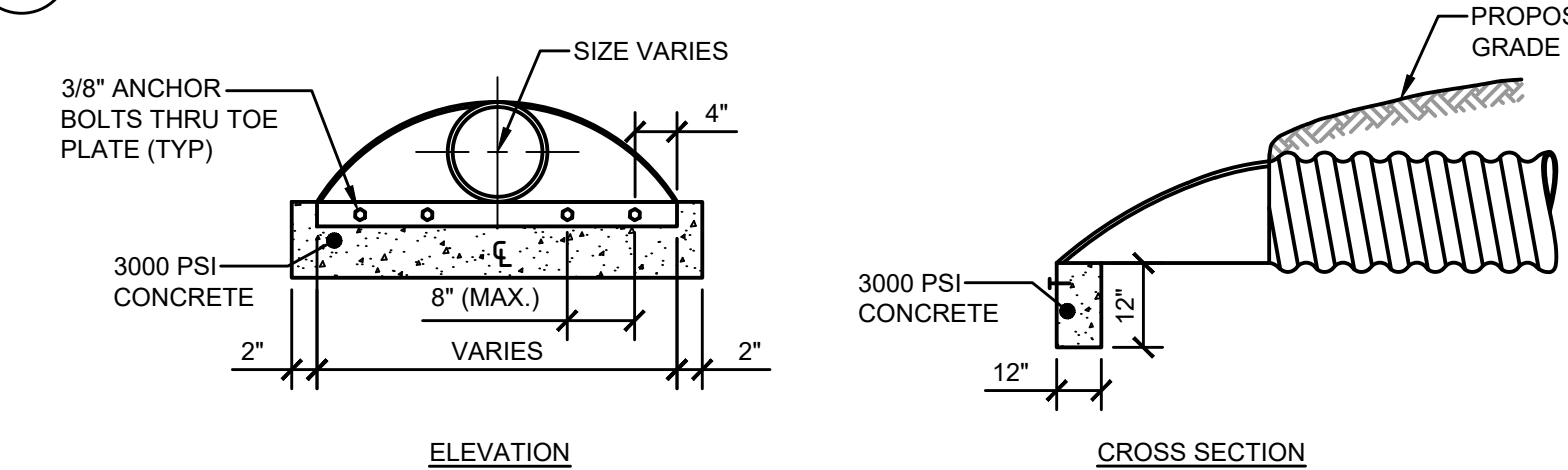
- SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
- FENCE SHALL BE DOUBLED AT THE TOE OF ALL SLOPES GREATER THAN 15 PERCENT, AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.

### G SILT FENCE DETAIL

NOT TO SCALE

### F STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



#### ELEVATION

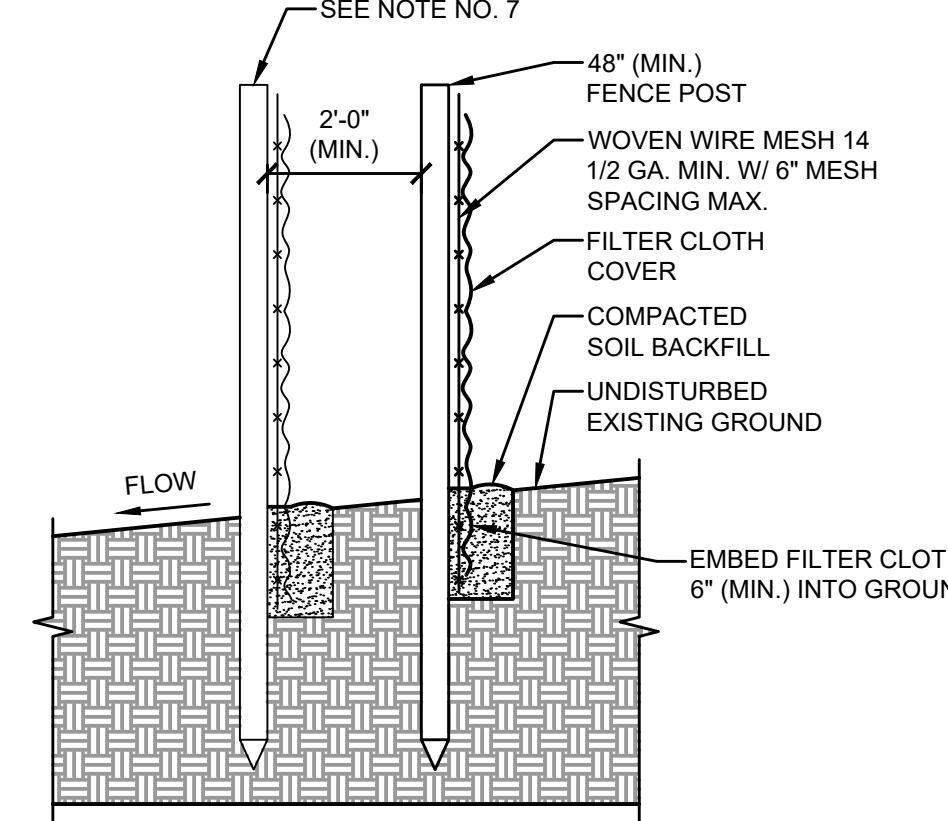
#### CROSS SECTION

#### NOTES:

- GALVANIZED END SECTION SHALL BE ORDERED ONE SIZE LARGER THAN NOMINAL DIAMETER OF PIPE WHEN ATTACHING TO SICPP.
- END SECTIONS TO BE INSTALLED ON ALL PROPOSED STORM SEWER INLETS AND OUTLETS.

### C FLARED END SECTION

NOT TO SCALE



#### SECTION DETAIL

- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-16826)
- PREFABRICATED UNIT: MIRAFI ENVIROFENCE, OR APPROVED EQUAL



MISCELLANEOUS  
DETAILS

MBL  
ENGINEERING, PLLC

DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

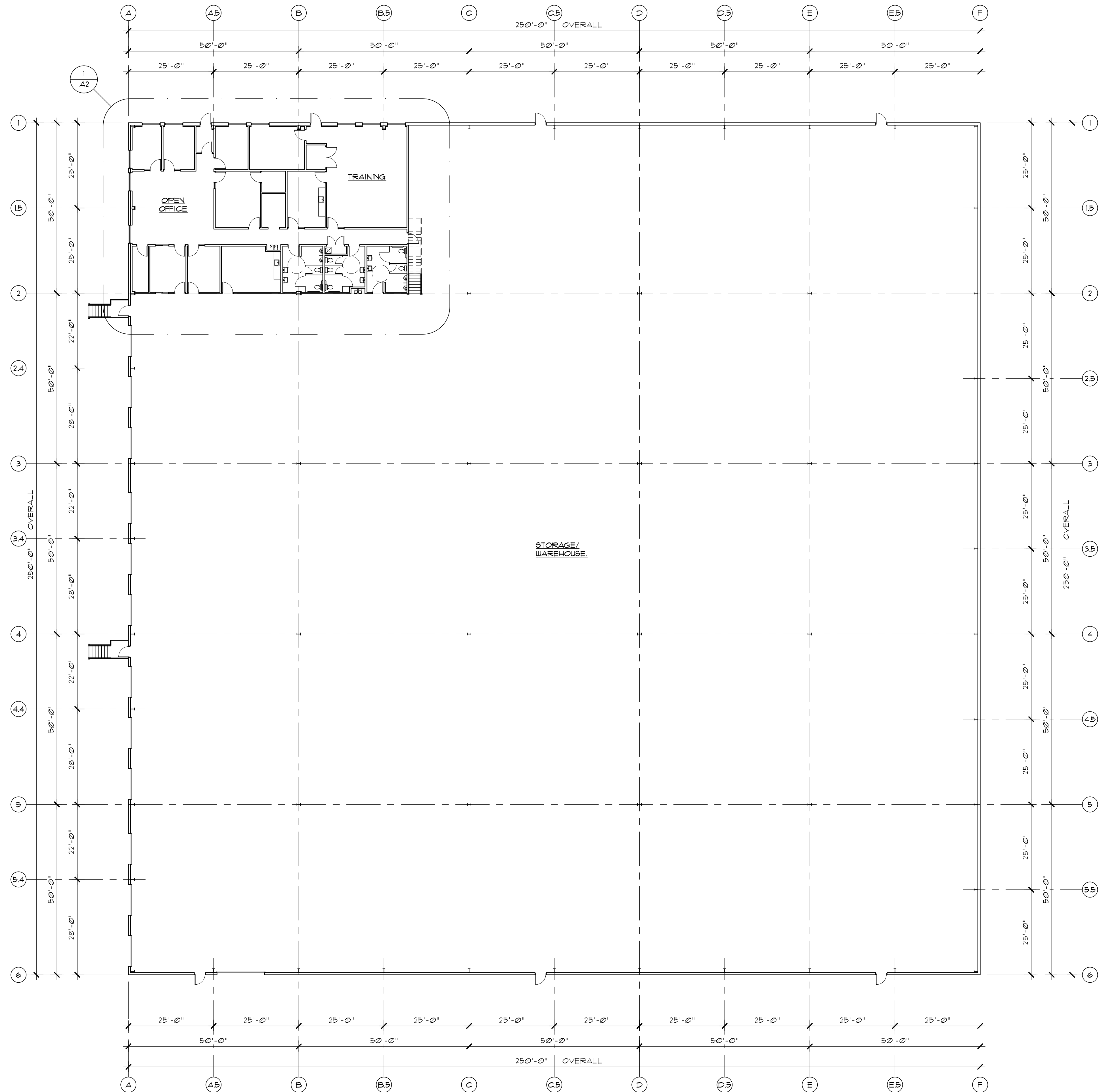
PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-502

DRAWING RELEASE

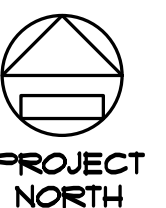
NO. DATE



1  
A1

PROPOSED FLOOR PLAN

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



REVISED:

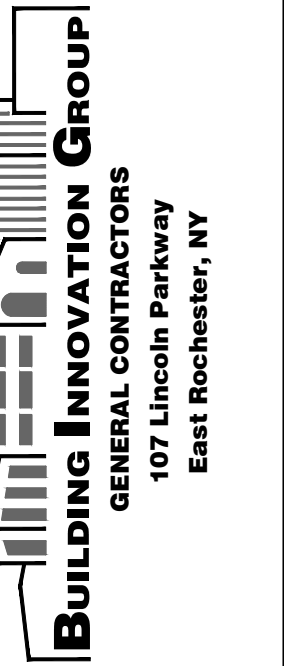
PRELIMINARY  
DATE: 7-22-21

FLOOR PLAN

DRAWING TITLE:

SHEET NO. 1

PROJECT NO. 21-118

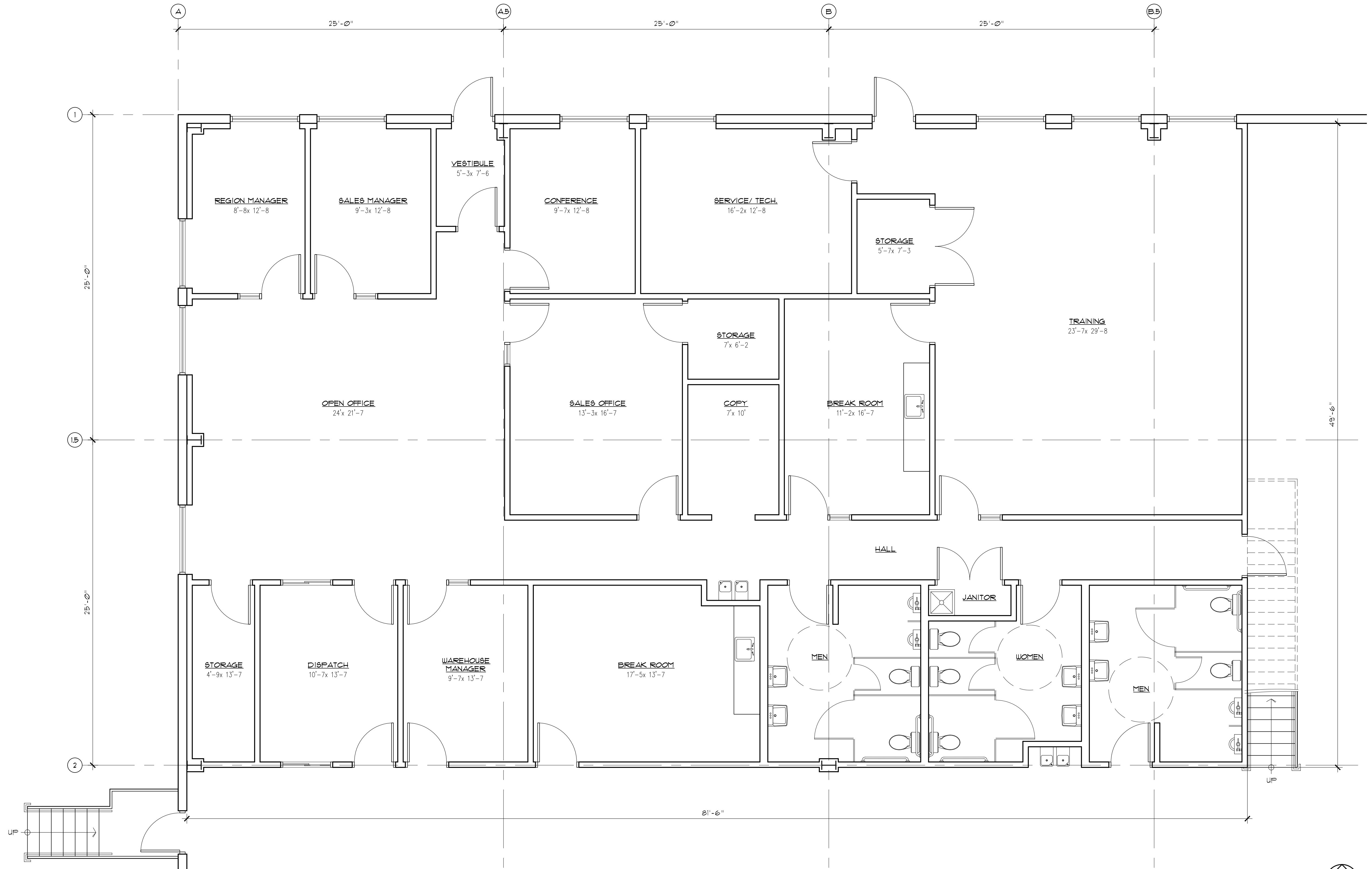


Distribution Center  
Stewart Drive  
Cicero, New York



1300 UNIVERSITY AVENUE  
ROCHESTER, NY 14607  
T: 585.223.8440  
F: 585.863.6571  
WWW.HANLONARCHITECTS.COM





1  
A2

PARTIAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



REVISED:

PRELIMINARY  
DATE: 7-22-21

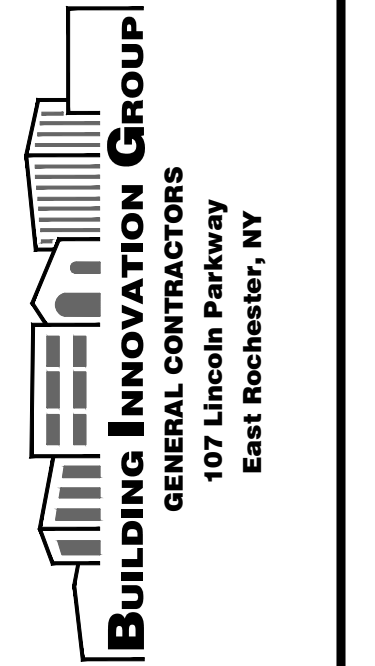
PARTIAL FLOOR PLAN

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A2

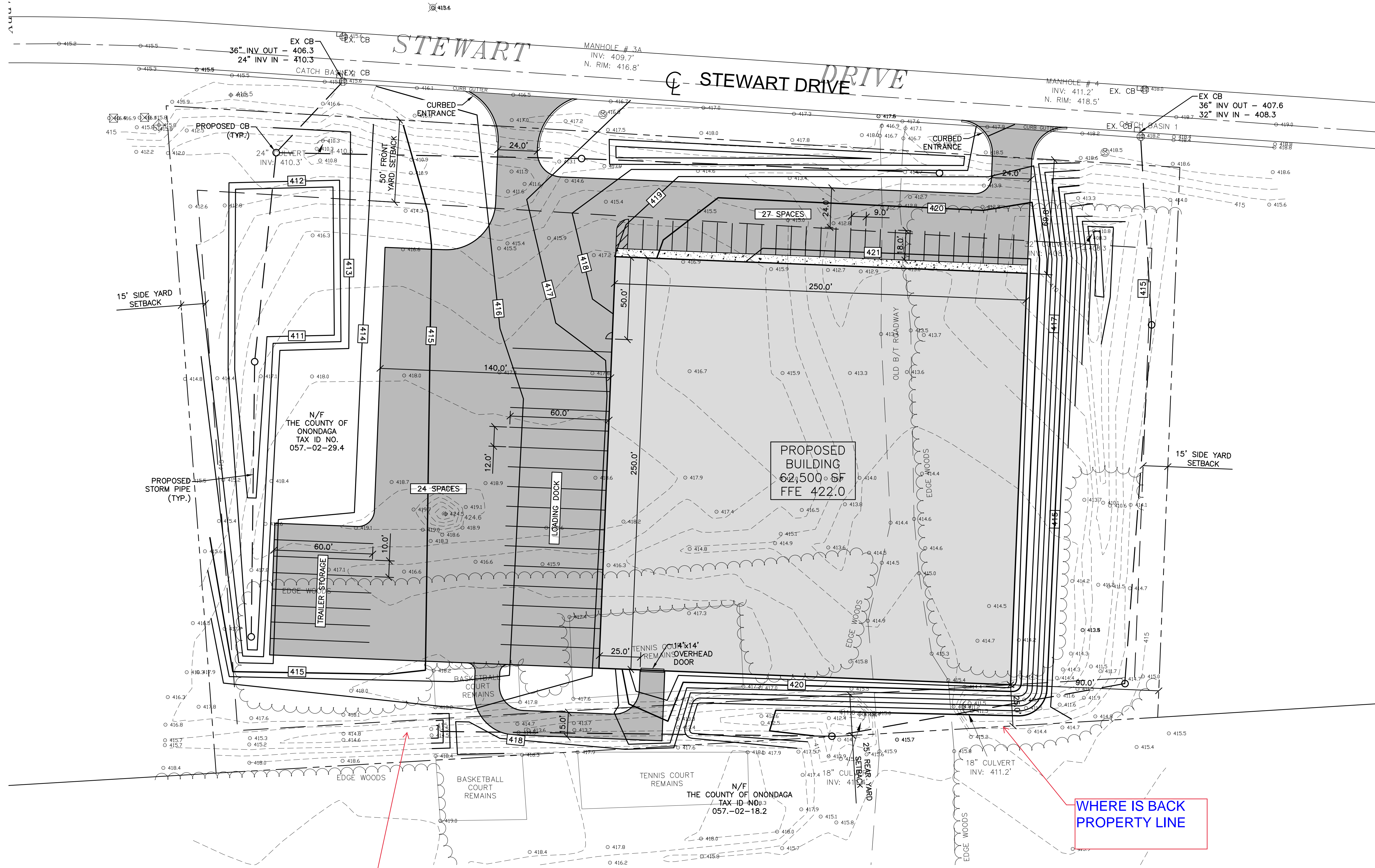
SHEET NO:

PROJECT NO: 21-118



Distribution Center  
Stewart Drive  
Cicero, New York





PIPE EX  
SWALE

PLAN  
SCALE: 1"=30'

WHERE IS BACK  
PROPERTY LINE

1"=30' 30 0 30 60

NO.	DATE	DRAWING RELEASE

CONCEPT SITE  
LAYOUT PLAN

..\\..\\Templates\\L000 small.jpg

DISTRIBUTION CENTER  
STEWART DRIVE  
TOWN OF CICERO  
ONONDAGA COUNTY

PROJECT #  
21-240

DATE:  
JULY 2021

SHEET #  
C-101

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE: 07/7/2021



