

**JORDAN LANDING LLC**

**SEQRA RESOLUTION  
(3101-25-07A)**

A regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) was convened in public session on June 4, 2026 at 8:30 a.m. local time at 335 Montgomery Street, 2<sup>nd</sup> Floor, Syracuse, New York.

The meeting was called to order by the (Vice) Chairperson, of the Agency, and, upon roll being called, the following members of the Agency were:

**PRESENT:** Randy Wolken  
Christina Hollenback  
Michael Greene  
Sally Santangelo  
Deka Eysaman  
Mark Muthumbi  
Alan Marzullo

**ABSENT:**

**ALSO PRESENT:** Robert M. Petrovich, Executive Director  
Jeffrey W. Davis, Esq., Agency Counsel  
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by Alan Marzullo, seconded by Christina Hollenback, to wit:

**RESOLUTION DECLARING THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS THE LEAD AGENCY FOR PURPOSES OF COORDINATED REVIEW PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND ISSUING A NEGATIVE DECLARATION**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Jordan Landing LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the “Company”), has submitted an application (the “Application”), to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and Jordan Landing Housing Development Fund Corporation, the to be formed housing development fund corporation on behalf of itself and/or entities formed or to be formed on its behalf (the “HDFC”, and collectively with the Company, the "Applicants"), said Project consisting of the following: (A)(1) the acquisition of an interest in all or a portion of approximately 8.22 acres of land located at 577 Peru Road (tax map nos. 006.1-01-03.1, 006.1-01-04.1 and 006.1-01-05) in the Village of Jordan, Town of Elbridge, Onondaga County, New York (collectively, the "Land"); (2) the construction on the Land of nine (9) two-story buildings totaling approximately 74,203 square feet of space and consisting of sixty-five (65) units of rental housing, including (i) approximately thirty-five (35) units of mixed income affordable rental housing, together with a shared community room, fitness area, service offices and laundry facilities, courtyard and parking areas, playground, landscaping and related amenities and improvements (the “Mixed-Income Project Facility”) and (ii) approximately thirty (30) units of supportive housing for homeless veterans and individuals with serious mental illness, operated by Eagle Star Housing who will provide direct services on-site, including mental health support, case management, transportation and resident programming, together with a shared community room, fitness area, service offices and laundry facilities, courtyard and parking areas, playground, landscaping and related amenities and improvements (the “Community Resource Project Facility” and collectively with the Mixed Income Project Facility, the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain real property taxes and real estate transfer taxes (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company and the HDFC or such other person as may be designated by the Company and the HDFC and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, to aid the Agency in determining whether undertaking the Project may have a significant impact upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the “EAF”) with respect to the Project; and

WHEREAS, the Agency has examined the EAF in order to classify the Project; and

WHEREAS, the Agency adopted a resolution on March 5, 2026 classifying the Project as a Type I action and declaring the Agency’s intent to act as “Lead Agency” (as said term is defined in SEQRA) for the purpose of conducting a coordinated environmental review of the Project pursuant to SEQRA; and

WHEREAS, on March 5, 2026, the Agency distributed written notice of its intent to act as Lead Agency to all involved agencies; and

WHEREAS, none of the involved agencies objected to the Agency’s designation as Lead Agency within the thirty (30) day period provided in SEQRA for same; and

WHEREAS, the Agency and Agency’s counsel made inquiries of the Company regarding the Project and its environmental effects, including the information provided in Part 1 of the EAF; and

WHEREAS, the Company provided additional information and supplemental documents, including but not limited to a disproportionate burden analysis prepared under DEP 24-1, which are on file with the Agency; and

WHEREAS, the Agency took a hard look at the Company’s application, EAF, and the supplemental information and documents to evaluate the Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby declares and establishes its status as Lead Agency with respect to a Type I coordinated environmental review of the Project pursuant to SEQRA.

Section 2. Based upon an examination of the EAF prepared by the Company, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project, all the representations made by the Company in connection with the Project, including all correspondence, reports and other Project related information, and such further investigation of the Project and its potential environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(a) The Project consists of the components described above in the second WHEREAS clause of this Resolution and constitutes an “Action” as such term is defined under SEQRA; and

(b) The Project will not have a significant adverse effect on the environment, and the Agency will not require the preparation of an Environmental Impact Statement with respect to the Project; and

(c) As a consequence of the foregoing, the Agency has prepared a Negative Declaration with respect to the Project, a copy of which is attached hereto as Exhibit A.

Section 2. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. This Resolution shall take effect immediately

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Randy Wolken	X		
Deka Eysaman	X		
Michael Greene	X		
Christina Hollenback	X		
Alan Marzullo	X		
Mark Muthumbi	X		
Sally Santangelo	X		

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF ONONDAGA                )

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 4, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 4<sup>th</sup> day of June, 2026.

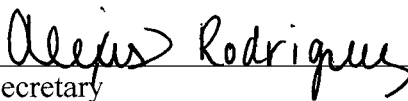
  
Secretary

EXHIBIT A

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed action will not result in significant adverse impacts on the environment.

Based on correspondence with the applicant and mapping provided by the applicant, the property is not within a certified agricultural district. The property where the project is located is open grassland and not in use for agricultural purposes.

With respect to the Empire State Trail, SHPO confirmed that it is not part of the NYS parkland system. The resource is located to the north and adjacent to the property where the project is located. However, the development of the project will not directly abut the canal and trail. The buildings will be constructed in the more southerly portion of the property, which will leave nearly half of the property undeveloped (the northerly portion), including wetland areas and trees that will provide a visual screen from the trail.

The proposed lighting for the project will be dark sky compliant. Noise from construction activities may occur periodically above ambient levels but will be limited to construction hours during the day and only during the construction phase of the project.

The proposed action will require minor grading in a small portion of the 100-foot state wetland adjacent area, which was delineated by the applicant's consultant and is being reviewed by the New York State Department of Environmental Conservation. Construction of the project must comply with all applicable regulatory and permitting requirements. The project will also require coverage under the SPDES Construction General Permit to control stormwater runoff and erosion.

The applicant prepared a disproportionate burden analysis under DEP 24-1 to address the requirements of the NYS Environmental Justice Siting Law. The project consists solely of residential and accessory community space, including affordable and supportive housing, and will not include any industrial, manufacturing, or commercial operations that generate significant emissions, wastewater discharges, or nuisance impacts. Typical construction-related impacts such as noise, odors, dust, and vehicle emissions will be temporary and minimal. As such, the project is not expected to result in a disproportionate burden on the surrounding community.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1             Part 2             Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
The project application and related documents and correspondence on file with the IDA.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Onondaga County Industrial Development Agency \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

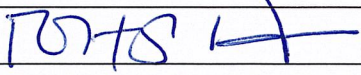
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Jordan Landing LLC (aka Rock PMC Affordable Housing)

Name of Lead Agency: Onondaga County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Robert Petrovich

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency: 

Date: 6/4/26

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:  
Address: 335 Montgomery Street Floor 2M, Syracuse, NY 13202  
Telephone Number: 315-435-3770  
E-mail: economicdevelopment@ongov.net

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)  
Applicant (if any)  
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**

## NEGATIVE DECLARATION

### NOTICE OF DETERMINATION ON NON SIGNIFICANCE

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review a/k/a “SEQRA”) of the Environmental Conservation Law (the “Act”), and the statewide regulations under the Act (6 NYCRR Part 617) (the “Regulations”), the Onondaga County Industrial Development Agency (the “Agency”) has considered the proposed Jordan Landing LLC (aka Rock PMC Affordable Housing) project, which is a proposed residential development located at 577 Peru Rd, Jordan, NY 13080, more fully described herein (the “Action”),

The Agency has determined: (i) that said proposed Action is a Type I Action pursuant to the Regulations, and therefore coordinated review and notification is required with respect to said Action; (ii) that the Agency has appropriately engaged in a coordinated environmental review of the Action; (iii) that a thorough review of all potential environmental impacts has been conducted; (iv) that upon due consideration, the Agency has concluded that said Action will not result in any significant adverse impact on the environment; (v) therefore that an environmental impact statement is not required to be prepared with respect to said Action; and (vi) that the SEQRA review is hereby concluded. THIS NOTICE IS A NEGATIVE DECLARATION FOR THE PURPOSES OF THE ACT.

1. Agency: Onondaga County Industrial Development Agency.
2. Contact for Further Information:

Robert Petrovich, Executive Director  
Onondaga County Industrial Development Agency  
335 Montgomery Street, Floor 2M  
Syracuse, New York 13202  
Email: economicdevelopment@ongov.net  
Phone: (315) 435-3770

3. Action Identification:

The Action includes the development of 65 apartments, associated outdoor spaces, parking, tenant amenities, and management and maintenance offices.

4. Action Description

Jordan Landing LLC proposes to construct a residential development located at 577 Peru Rd, Jordan, NY 13080, that includes 9 buildings providing 65 apartments, gazebo and enclosed playground space around a driveway loop with parking spaces along the driveway and curbed sidewalks provided throughout to connect the buildings. There are 4 building

types. Building Type 1 (5 total) provides two 2-bedroom and two 3-bedroom townhouse units. Building Type 2 (1 total) provides eight 1-bedroom units and includes communal laundry, bike room and trash/recycle room. Building Type 3 (2 total) provides two 1-bedroom units and one 2-bedroom ADA unit. Building Type 4 (1 total) provides four 3-bedroom and four 2-bedroom units, and 23 1-bedroom units. Building Type 4 also includes an elevator, community room, gym, communal laundry rooms, only available to tenants, and management and maintenance offices.

5. Action Location:  
Town of Elbridge, Onondaga County, New York

6. Lead and Involved Agencies

Lead Agency: Onondaga County Industrial Development Agency

Involved & Interested Agencies: Town of Elbridge, Village of Jordan, Village of Jordan Planning/Zoning Board, New York State Department of Environmental Conservation, New York State Division of Housing and Community Renewal, New York State Office of Parks, Recreation & Historic Preservation

7. Reasons for determination of Non-Significance.

See Exhibit A.

Dated: June 4, 2026

Onondaga County Industrial Development Agency

By: PSHS  
Title: Executive Director

## **Exhibit A**

### **Criteria for Determining Significance**

As proposed, the reasonably anticipated environmental effects of the proposed residential development located at 577 Peru Rd, Jordan, NY 13080, that includes 9 buildings providing 65 apartments, with accessory community space that includes a gazebo and enclosed playground space around a driveway loop with parking spaces along the driveway and curbed sidewalks provided throughout to connect the buildings, are not significant. There are 4 building types. Building Type 1 (5 total) provides two 2-bedroom and two 3-bedroom townhouse units. Building Type 2 (1 total) provides eight 1-bedroom units and includes communal laundry, bike room and trash/recycle room. Building Type 3 (2 total) provides two 1-bedroom units and one 2-bedroom ADA unit. Building Type 4 (1 total) provides four 3-bedroom and four 2-bedroom units, and 23 1-bedroom units. Building Type 4 also includes an elevator, community room, gym, communal laundry rooms, only available to tenants, and management and maintenance offices (altogether, the “Action” or “Project”).

#### Project information review

The Agency’s review of potential environmental impacts of the Action included analysis of the following documents and information, incorporated by reference herein:

1. Original application and supporting information.
2. Full Environmental Assessment Form.
3. Supplemental Documents in Support of the FEAF and application, which includes:
  - a. Environmental Justice Siting Law Analysis, dated May 12, 2026
  - b. Wetland Buffer Disturbance Plan
  - c. KFA Letter, dated May 6, 2025 regarding the location of Agricultural Districts
  - d. Phase 1 Archaeological Survey, dated November 5, 2024
  - e. “No Effect” Letter from the NYS Historic Preservation Office, dated November 14, 2024

The Project has been on the agenda of publicly advertised and open Agency meetings.

The Agency identified all involved and interested agencies and provided such agencies with original and amended application materials, as necessary, including supplemental Project submittals, concerning the Project. The Agency provided ample opportunity for those agencies to provide comments concerning the Project, and representatives of the Company met separately with various involved and interested agency representatives regarding the Project.

#### Determination of Environmental Significance

To determine whether the Action may have a significant adverse effect on the environment, the impacts that may reasonably be expected to result from the proposed action must be compared to criteria specified in New York State Department of Environmental Conservation (“NYSDEC”)

regulations (6 NYCRR 617.7). These criteria are considered indicators of significant adverse effects on the environment.

### **Criterion 1**

**A substantial adverse change in existing a) air quality; b) ground or surface water quality or quantity; c) traffic levels; d) noise levels; e) a substantial increase in solid waste production; f) a substantial increase in potential for erosion, flooding, leaching or drainage problems.**

**a. Air quality:**

The Project is not expected to substantially impact existing air quality. During construction of the Project, there may be minor, temporary dust impacts from soil disturbance, and temporary emissions associated with construction equipment but those will be short term, localized and not significant. Standardized construction best management practices will be employed minimizing impacts. There are no regulated air emission units required for the proposed project. Operational emissions will be limited to those typical of a residential development and are not expected to be significant.

**b. Groundwater and surface water quality and quantity:**

The Project will connect to existing municipal water and sewer systems. Industrial process wastewater will not be generated, and it is not anticipated to require construction of new sewer or water systems. Additionally, the Project will not result in any new or additional use of groundwater or have the potential to introduce contaminants to groundwater.

**c. Traffic levels:**

The Project is not anticipated to result in any significant adverse impacts to traffic during construction or operation. Traffic generated by the development will be typical of a 65-unit residential community and is not expected to materially increase traffic congestion.

**d. Noise:**

The Project is not anticipated to result in any potential significant adverse impact on noise levels in the area during construction or operation. Noise from construction activities may occur periodically above ambient levels but will be limited to construction hours during the day and only during the construction phase of the Project. The Project will function as a residential community, and operational noise will be limited to typical residential activities and building mechanical systems.

**e. Solid waste production:**

The Project is not anticipated to result in any potential significant adverse impact from solid waste production during construction or operation.

**f. Erosion, flooding, leaching and drainage:**

The Project is not anticipated to result in any potential significant adverse effects as a result of erosion, flooding, leaching or drainage. Stormwater management facilities have been incorporated into the site design, and all buildings, roads, parking areas, and related infrastructure have been intentionally sited to avoid impacts to identified state and federal wetlands and regulated buffer areas. The only anticipated wetland-related activity consists of minor grading within the outer portion of a state wetland adjacent area, which will be authorized through a NYSDEC permit. The project will also require coverage under the SPDES Construction General Permit to control stormwater runoff and erosion.

**Criterion 2**

**The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.**

The Project will not impact threatened or endangered species or result in significant adverse impacts to natural resources, vegetation or fauna, including migratory species. The Project will permanently impact approximately 16± acres of vegetated grassland, with a permanent change to residential use. The remainder and majority of the property will remain undeveloped, including wetland areas and trees that will provide habitat. The Project will require minor grading in a small portion of the 100-foot state wetland adjacent area, which was delineated by the applicant's consultant and is being reviewed by the NYSDEC. Construction of the Project will comply with all applicable regulatory and permitting requirements.

**Criterion 3**

**The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part.**

The Project will not involve impacts to designated critical environmental areas. No designated critical environmental areas occur within or immediately adjacent to the Project.

**Criterion 4**

**The creation of a material conflict with a community's current plans or goals as officially approved or adopted.**

The Project is consistent with the community's current plans and goals as officially approved and adopted.

### **Criterion 5**

#### **The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.**

The Project, which like the surrounding community, is residential in nature, will not result in a significant adverse impact to important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character. The NYS Historic Preservation Office confirmed that the Project would not affect historic or archeological resources.

### **Criterion 6**

#### **A major change in the use of either the quantity or type of energy;**

The Project will increase the energy usage over current conditions, but it will not trigger the need for additional generation or extension of the energy transmission supply system as there is available capacity and connections to serve the Project. The quantity of energy used does not constitute a significant adverse impact.

### **Criterion 7**

#### **The creation of a hazard to human health;**

The Project will not create any human health hazards. The applicant prepared a disproportionate burden analysis under DEP 24-1 to address the requirements of the NYS Environmental Justice Siting Law. The Project consists solely of residential and accessory community space, including affordable and supportive housing, and will not include any industrial, manufacturing, or commercial operations that generate significant emissions, wastewater discharges, or nuisance impacts. Typical construction-related impacts such as noise, odors, dust, and vehicle emissions will be temporary and minimal. As such, the Project is not expected to result in health impacts on the surrounding community.

### **Criterion 8**

#### **A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.**

The Project will not result in a significant adverse impact to the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. The development of the Project will result in an increase in the intensity of use from vacant to residential. However, the Project site makes up only a small fraction of the overall area of the Town of Elbridge, and this particular type of use (i.e. residential) is not unique to the general locale or the citizenry, given the close proximity of similar land uses (residential, including apartments) on and

around Peru Road. The property where the Project is located is open grassland and is not within a certified agricultural district or used for agricultural purposes.

The Empire State Trail/Erie Canalway Trail, located to the north and adjacent to the property where the Project will be located, is not part of the New York State parkland system. The Project will not directly abut the canal and trail. The Project will be constructed on the more southerly portion of the property, leaving nearly half of the property, or the northerly portion, undeveloped, including wetland areas, and trees that provide visual screening.

As demonstrated by the application and supporting materials, the Project site is capable of supporting the proposed development and is consistent with the adopted zoning land use plans.

### **Criterion 9**

**The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.**

The Project will trigger an increase in the number of people residing at and visiting the Project both during and after construction of the proposed Project. Impacts associated with construction of the Project will be temporary, will occur during the daytime hours, and are not expected to be significant. The Project will provide permanent residences for tenants consistent with the residential use of the surrounding community and which is not the type of use that attracts large numbers of people. There are no retail or commercial spaces.

The Project is consistent with the Town of Elbridge adopted land use plans and zoning is consistent with the surrounding area and community character.

### **Criterion 10**

**The creation of a material demand for other actions that would result in one of the above consequences.**

The Project is not expected to create any demand for other actions or need for additional public services that would result in consequences described by the above criteria. The public water and sewer services and utilities to be provided have adequate capacity to handle the Project, and the proposed ingress and egress points and internal drives are expected to satisfactorily facilitate vehicle movement.

The Project is not anticipated to negatively impact public services such as police, fire protection or emergency medical services.

The Project site and buildings will be constructed and equipped with fire systems meeting all applicable fire code standards. Onsite hydrants will also be provided and properly located, and the proposed access driveways will be designed to accommodate fire and emergency apparatus access.

Emergency vehicle access and fire lanes will be provided at appropriate locations in accordance with the applicable requirements.

**Criterion 11**

**Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;**

For the reasons set forth above and as supported by the record before the Agency, the Project will not result in multiple changes to the environment which, when considered together, result in a substantial adverse impact on the environment.

**Criterion 12**

**Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.**

The Project consists of a single project – the construction of 65 apartments with accessory community spaces, parking, driveway with management office and maintenance spaces. The Project is not dependent upon any other actions, nor is it related or connected to any other actions which would create the potential for a cumulative significant environmental impact meeting any of the criteria in this section.