

Project : Date :

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.

SEE ATTACHED NOTICE OF INTENT TO PREPARE A GEIS FOR REASONS SUPPORTING DETERMINATION OF SIGNIFICANCE

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

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: White Pine Science & Technology Park

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: 4/9, 2026

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Robert Petrovich

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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>

**NOTICE OF INTENT TO PREPARE A
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**Project: Proposed Development of the White Pine Science & Technology Park
Southeast Intersection-Route 31 & Caughdenoy Road,
Clay, New York**

April 9, 2026

This notice is provided pursuant to the State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law and the regulations adopted thereunder at 6 NYCRR Part 617.

SEQRA DESIGNATION: Type I Action

PROJECT DESCRIPTION: OCIDA, as Project Sponsor, proposes to develop a business park (the “Proposed Project”) known as White Pine Science & Technology Park (the “Park”), located in the southeast corner of the intersection of NYS Route 31 and Caughdenoy Road. in the Town of Clay, Onondaga County, New York. OCIDA currently owns the approximately 104± acre Park comprised of the following six tax parcels: 064.-01-06.1, 064.-01006.2, 064.-010-7.2, 064.01-07.3, 064.-01-09.1, 064.-01-09.2. The Park will be capable of supporting a mix of industrial and/or commercial uses that may include industrial-related office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities, including companies that could support the adjacent Micron New York Semiconductor Manufacturing LLC semiconductor manufacturing facility. The Project may include utility improvements, including expansion of infrastructure both offsite and within the Park to support the Project. The Project may also include the acquisition of property through voluntary agreements or through condemnation under New York State Eminent Domain Procedure Law.

REASON FOR POSITIVE DECLARATION AND PREPARATION OF A GENERIC EIS: Pursuant 6 NYCRR § 617.9(7)(i), the Agency finds that a Draft Generic EIS is necessary. Based upon an examination of the EAF, and based further upon the Agency’s knowledge of the area surrounding the Proposed Project, the Agency has determined that the Action may include the potential for at least one significant adverse environmental impact, including but not limited to.

SUMMARY OF POTENTIAL ADVERSE IMPACTS TO BE ADDRESSED IN THE GENERIC EIS: *Impacts on Water Resources:* Development of the Park and off-site infrastructure will likely result in impacts to Federal and New York State wetlands. OCIDA is undertaking a comprehensive delineation of all wetlands within areas of disturbance associated with the Proposed Project and has initiated consultation with the United States Army Corps of Engineers and New York State Department of Environmental Conservation. Potential impacts to water resources also include impacts resulting from stormwater runoff. Specific options for mitigation have not yet been developed.

Impacts on Land Use, Zoning & Public Policy: The Park is currently located in a Residential/Agricultural District (RA-100) and Highway Commercial District (HC-1). OCIDA

intends to request a zone change from the Town of Clay to rezone the Park to Industrial (I-2), which will accommodate the uses necessary for OCIDA to market and develop the Park. The anticipated zoning change will be evaluated in the context of surrounding land use conditions and relevant local plans and laws.

Impact on Visual Resources and Community Character: The appearance of the planned development differs from the existing natural landscape of the area. The Park is currently comprised of mostly vacant land. Full build out of Park is expected to disturb approximately 62 ± acres and contain approximately 540,000± sf of industrial, manufacturing, or commercial space, including administrative support space. The Park will also include all necessary on-site electrical infrastructure, water and wastewater treatment infrastructure, parking, and support facilities. Tree removal within the Park and outdoor lighting is proposed. Given the foregoing, the development of the Park is anticipated to significantly alter the visual and community character of the area.

Impact on Traffic: Construction and operation of the Proposed Project is expected to generate a new vehicular trips on the local and regional highway network including local roads and Interstate 81 and NYS Route 481. The Proposed Project is expected to result in the construction of paved parking spaces for 500 or more vehicles and an increase of commercial trucks/peak hour associated with operations. Modification of existing roads is also anticipated.

Impacts on Air Quality: The development of the Park may include stationary source air emissions that are subject to state and federal regulations, as well as mobile source emissions associated with increased vehicular traffic on the local and regional roads and highways. The impacts are still to be determined.

Impacts on Greenhouse Gases and Climate Change: Development of the Park may have impacts to greenhouse gas emissions due to construction and potential site uses. The impacts will be identified and analyzed under the applicable provisions of the Climate Leadership and Community Protection Act (“CLCPA”). Mitigation measures will be considered to avoid or minimize the impacts of the Proposed Project on climate change. The impacts will also be evaluated in the context of the Onondaga County Climate Action Plan.

Impact on Solid Waste, Hazardous Waste, and Hazardous Materials: Development of the Park may result in significant impacts from increased generation of solid and hazardous wastes from construction and operations. The potential increase in manufacturing, assembly and related high-tech industries contemplated with the Proposed Project may generate greater volumes of solid waste and potentially hazardous waste. Anticipated waste volumes and regional disposal capacity will be evaluated. The impacts are still to be determined.

Impacts on Utilities & Supporting Infrastructure: The Proposed Project may impact demand for water, electricity, natural gas and sanitary and industrial wastewater treatment. The Proposed Project may require construction of new or improvements to offsite service infrastructure. Utility service thresholds, limits on service capacity and potential upgrades will be identified and evaluated based on information from service providers as well as any related potential impacts and necessary mitigation.

Impacts on Biological Resources: Impacts resulting from the Proposed Project are expected to be mitigated by avoiding any significant onsite resources, and by utilizing existing rights of way or pre-disturbed areas for offsite utility improvements. However, the Proposed Project may potentially impact biological resources where mitigation will be necessary to reduce impacts.

Consultation will occur with New York Natural Heritage Program and United States Fish and Wildlife Service to evaluate the potential impacts of the Project on rare, threatened, and endangered species. Consultation with the agencies will identify previously reported species on and in the vicinity of the Project, and determine if additional field investigations may be warranted to confirm the presence or absence or current use of potential habitat for identified species. The SGEIS will assess potential Project impacts and identify appropriate mitigation as necessary.

The loss of any existing forest, grasslands are considered irreversible ecological impacts. The footprint and layout of the Proposed Project will impact the acreage of land clearance and therefore the impact on biological resources. These impacts will also be considered and discussed in the DGEIS.

Impacts on Noise & Vibration: Potential noise impacts associated with the Proposed Project will be considered for both construction and operation of industrial uses. Impacts and mitigation measures to reduce adverse impacts on the nearby receptors will be described for both short-term and long-term periods. Best management construction practices to control noise generation will be identified. Mitigation may include recommendations for the location of staging areas, limits on hours of construction activity and establishing a complaint resolution process. The Proposed Project will be discussed in terms of compliance with current Town of Clay noise regulations. The nature of noise generated by the Project depends on the types of industrial activities conducted by future tenants. However, estimations of noise levels, distances to sensitive receptors, and sources of noise based on the current proposed development scenario will be addressed and appropriate mitigation measures discussed.

Impacts on Community Facilities, Open Space and Recreation: Changes in demographic and socioeconomic conditions resulting from the development of the site (due to a possible influx of new residents, for example) could have implications on local community services such as schools, police, fire, emergency services as well as taxes, property values, housing, and other community facilities.

Impacts on Human Health: Potential human health impacts from the Proposed Project will be considered. Potential impacts include dust generation during construction and air emissions during the operational phases of the prospective tenants. Sensitive receptors will be identified and evaluated.