Final Scope for the Preparation of a Generic Environmental Impact Statement

White Pine Science and Technology Park
Town of Clay, Onondaga County, New York

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INTRODUCTION

This document is the Final Scope for the proposed Draft Generic Environmental Impact Statement (DGEIS) for the White Pine Science and Technology Park (Park) project. It was prepared pursuant to Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 617.8 and provides: (1) a brief description of the proposed action; (2) a summary of the New York State Environmental Quality Review Act (SEQRA) process; (3) an identification of potentially significant adverse impacts from the full Environmental Assessment Form (FEAF) and consultation with Federal, State, and local agencies; (4) the extent and quality of information needed to adequately address each impact; (5) an initial identification of mitigation measures; and (6) the reasonable alternatives to be considered.

Project Description

Onondaga County Industrial Development Agency (OCIDA) as Project Sponsor proposes to undertake master-planning for the development of its White Pine Science and Technology Park property located in the southeastern corner of New York State Route 31 and Caughdenoy Road in the Town of Clay, County of Onondaga, New York. The Park is envisioned to accommodate a mix of industrial and commercial uses that may include office, research, manufacturing, assembly, data processing, warehousing, high-tech materials/equipment and distribution facilities, as well as tier one supply chain companies that could support the Micron Semiconductor Manufacturing Facility (located in the adjacent White Pine Commerce Park), in a campus environment at the approximately 104± acre Park property (Project). The Park is currently zoned as Residential/Agricultural (RA-100) and Highway Commercial (HC-1).

The Park is highly suitable for industrial and commercial uses due to its proximity to ample electric power at the National Grid Clay substation west of Caughdenoy Road and CSX rail access. The Park can be readily connected to nearby utilities, including water, sewer, electric, fiber optic, telephone, and natural gas.

Industrial and commercial facilities at the Park are proposed to be located in six development areas encompassing ten (10) proposed buildings. The proposed development areas would range from 8 to 25 acres. These development areas are considered the most suitable from a development perspective due to favorable access, topography and other considerations, including avoidance of wetlands and environmentally sensitive features. An application to the Town of Clay for rezoning to I-2 Industrial will be necessary to accommodate industrial and commercial uses at the Park.

The Project site will require additional infrastructure to support industrial and commercial development. Improvements along Caughdenoy Road and at the NYS Route 31/Caughdenoy Road intersection are necessary and will be determined in consultation with New York State Department of Transportation (DOT) and Onondaga County DOT. Separate from the Project, Onondaga County is undertaking an expansion of its Oak Orchard Wastewater Treatment Plant (OOWWTP) service territory and is currently constructing the new White Pine Pump Station at the southeast

corner of Route 31 and Caughdenoy Road. Sanitary sewer collection infrastructure will be needed within the Park to connect to the White Pine Pump Station to provide service to future tenants. Specific sewer infrastructure requirements for Park tenants will be determined in consultation with Onondaga County Department of Water Environment Protection (OCDWEP) and other stakeholder agencies. Additional electric and gas utility upgrades may also be required.

The "Project site" is defined as any location where project facilities and infrastructure will or might be constructed. This includes OCIDA's 104± acre Park property and adjoining routes, rights-of-way and areas needed to support Project related infrastructure and improvements. "Off-site" is defined as any portion of the study area and areas of potential impacts not on or encompassed by the Project site.

Until a prospective tenant or tenants are known, it is assumed that the Park could be developed in several phases and by one or more industries. The full build-out scenario includes a conceptual site layout of buildings, parking, internal roadways, stormwater management areas and ancillary industrial and commercial facilities. The proposed development scenario at full build-out could accommodate a combined total of approximately 540,000 square feet (SF) of commercial/industrial space, additional supporting structures, with various building sizes and heights permissible under Town zoning to support specific development needs. For purposes of the Final Scope and subsequent Draft GEIS, it is assumed that the largest proposed building will be no higher than the predominant building structures at the White Pine Commerce Park located on Route 31.

These uses and sizes are assumed for the full buildout scenario for purposes of evaluation in the DGEIS.

Summary of the SEQRA Process

On March 5, 2026, OCIDA initiated the SEQRA process pursuant to 6 NYCRR Part 617 (New York Environmental Conservation Law §§8-0101 et seq.) by declaring its intent to serve as Lead Agency for purposes of coordinated review of the Project and declaring the Project to be a Type I action. Also on March 5, 2026, OCIDA circulated a notice of intent to serve as Lead Agency to involved agencies, along with the completed Part 1 of the FEAF. No objections to that notice were received during the 30-day period commencing on that date.

Lead Agency

As Lead Agency, OCIDA is responsible under SEQRA for conducting a coordinated environmental review of the Project among all Involved Agencies and for preparing a DGEIS. Subsequent to the DGEIS, a Final GEIS will be prepared followed by a SEQRA Findings Statement(s) from OCIDA and Involved Agencies. The Final GEIS and OCIDA's Findings Statement will identify the conditions, criteria, or thresholds to guide future site-specific actions that may be undertaken.

Classification of Action

Based on the information contained in the complete FEAF, the Project is considered a Type I Action under SEQRA, primarily because the development of the Park and construction of infrastructure will cover a relatively large geographic area and exceed the ten-acre threshold for Type I actions.

Determination of Significance

As Lead Agency, OCIDA completed Part 2 of the FEAF. OCIDA found that one or more adverse environmental impacts of the Project may be significant. Therefore, on April 9, 2026, OCIDA prepared a positive declaration for the Project.

Public Comment Period and Community Meeting

The Draft Scope was available for agency and public review and comment.

The comment period for scoping extended from April 9, 2026 to May 15, 2026. During this period, OCIDA held a public scoping meeting on April 30, 2026 from 6:00 p.m. to 8:00 p.m. at the Town of Clay, Town Hall, 4401 NYS Route 31, Clay, NY, 13041, to obtain input from the public. The scoping meeting had simultaneous Spanish and American Sign Language interpretation and all members of the public that wished to speak were given the opportunity to do so.

OCIDA provided notice of availability of the Draft Scope and comment period and public scoping meeting in the Post Standard and on OCIDA's website. Notice was published in the Environmental Notice Bulletin.

Comments were accepted via:

- The public scoping meeting (in-person);
- Emailed comments to WPSTP@ongov.net; and
- Mail to OCIDA Attn: White Pine Science and Technology Park Project, Office of Economic Development, Onondaga County, 335 Montgomery Street, Floor 2M, Syracuse, NY 13202.

How Comments Were Used

At the end of the comment period on May 15, 2026, OCIDA collected, reviewed, and summarized the comments received and prepared this Final Scope. The comments received during the scoping period were considered by OCIDA to define the final scope of the DGEIS and inform the related technical analyses and environmental resources to be evaluated in the DGEIS.

Once approved, OCIDA will publicly notice and distribute the Final Scope. It will then be used to prepare the DGEIS.

Scoping Document for the DGEIS

This Final Scope identifies potential issues and anticipated impacts proposed to be addressed in the DGEIS to be prepared by OCIDA for the Project. One of the principal purposes of the scoping process is to have the Lead Agency (OCIDA), Involved Agencies and the public identify those impacts thought to be significant and, therefore, needing discussion and analysis in the DGEIS. Scoping can also identify topics that may be considered irrelevant or insignificant and not

necessary for inclusion in the DGEIS. This Final Scope has been prepared consistent with regulations implementing SEQRA.

The DGEIS is intended to determine whether the Project will cause any significant adverse environmental impacts and identify possible mitigation measures that will be implemented to avoid, minimize or reduce those impacts on the environment. Under SEQRA, a DGEIS can be prepared in place of a more conventional site-specific EIS when a proposed action is at a conceptual stage of development and timing or project design is uncertain, thus making the identification or extent of certain specific impacts impractical. A "generic" EIS is less specific than a conventional EIS and can be based on conceptual information until more detailed information on tenants, uses and design become known. The Generic EIS may present and analyze, in general terms, a few hypothetical scenarios that are likely to occur.

It is appropriate to conduct an environmental review of the Project as a Generic EIS because the Project's development scenario offers a reasonable prediction of anticipated development while preserving flexibility to accommodate various industrial uses, buildings and facilities, scale of development and site design. It also allows OCIDA to evaluate the potential environmental impacts of full build out of the Park at the outset rather than on a project by project basis and, where available, consider expected details of anticipated future development of the Park.

The DGEIS will follow the same SEQRA procedures as a conventional EIS. Unlike a conventional EIS, the DGEIS may place greater emphasis on cumulative, secondary, long-term and growth-inducing impacts of the Project. The DGEIS will identify baseline environmental conditions that may be affected by the Project, for example, along the route of any utility infrastructure. The DGEIS will also establish, to the extent practicable, impact thresholds beyond which additional environmental review will be pursued.

For SEQRA purposes, this Final Scope and the DGEIS assume the maximum build-out potential for the Park as the basis for determining impacts and mitigation requirements. Future actions that fall within the range of impacts evaluated in the DGEIS are not expected to require further SEQRA review. By identifying baseline environmental conditions and impact thresholds, the GEIS process may facilitate development of the Project by allowing for quicker approval of future actions associated with development of the Park that are consistent with the GEIS and SEQRA Findings. Future actions that exceed impact thresholds will be addressed through a supplemental environmental review that focuses only on those impacts not adequately addressed in the original GEIS.

Anticipated Contents of the DGEIS

The DGEIS will discuss the Project in terms of a "Project site" and a "study area(s)". The Project site will be those locations where Project facilities (e.g., buildings, roadways, utility lines) are to be located. The Project site will include the location of proposed sewer infrastructure and other project-related development supporting the Project. For SEQRA purposes, the study area(s)

encompasses the Project site and offsite areas where environmental impacts will be studied. Each resource area has a specific study area as detailed herein.

The DGEIS will be formatted consistent with the requirements of SEQRA and the New York State Department of Environmental Conservation (NYSDEC) regulations implementing SEQRA. It will contain a Cover Sheet, Table of Contents and an Executive Summary. Technical information will be summarized in several chapters utilizing tables, graphs and maps as appropriate. Technical studies and collected field data will be provided as appendices. Specifically, the DGEIS will include the following sections:

EXECUTIVE SUMMARY

The executive summary will provide a brief summary of the contents of the DGEIS, including, but not limited to, a brief description of the Project, the Project's purpose and need, alternatives to the Project, and a listing of potential significant adverse environmental impacts and proposed mitigation measures.

1.0 INTRODUCTION AND PROJECT DESCRIPTION

The primary purpose of the Project is to prepare the Park for commercial and industrial uses. The first section of the DGEIS will introduce the Project and why developing the Park is needed as a regional economic development initiative. This section will provide a detailed Project description and conceptual layout of the Park, citing various aspects of the Project that require environmental review. Involved and interested agencies that are part of the SEQRA review process will be identified. Each agency's role and possible permitting and approval authority will be discussed.

Section 1 will contain information outlined below supplemented with maps, plans and other graphics as appropriate:

- 1.1 Project Background
  - 1.1.1 Project Description
  - 1.1.2 Project Overview and History
  - 1.1.3 Project Purpose and Need
  - 1.1.4 Project Location and Setting
  - 1.1.5 Proposed Development
  - 1.1.6 Permitting and SEQRA Process
- 1.2 The SEQRA Process & Future SEQRA Actions
  - 1.2.1 State Environmental Quality Review Act
  - 1.2.2 Relevant Prior SEQRA Reviews
  - 1.2.3 Chronology of Current SEQRA Process

2.0 ALTERNATIVES

The DGEIS will describe the purpose and need for the Project and include a description and evaluation of a range of reasonable alternatives to the Project and how each meets the overall Project's purpose and need. Specifically, alternatives to be considered will include the "no action"

alternative, alternative uses (*e.g.*, residential or mixed-use residential) along with an evaluation of alternative Project layouts, or alternative Project scale/extent designed to maximize avoidance of natural resources in order to either reduce or eliminate potential impacts. Each alternative discussed will summarize both beneficial and adverse effects on the environment that may result from that alternative.

The DGEIS will not consider alternative site locations given that the Project is defined to include potential tier-one supply chain companies that could support the Micron Semiconductor Manufacturing Facility and which must be located within very close proximity to the semiconductor manufacturing facility.

Section 2 will follow the general outline below in addressing these topics:

2.1 Alternative 1: The No-Action Alternative
2.2 Alternative 2: Reduced Size Park
2.3 Alternative 3: Alternate Project Layouts
2.4 Alternative 4: Alternative Uses

3.0 ENVIRONMENTAL SETTING

Section 3, Environmental Setting, will include detailed discussions of existing or baseline environmental conditions in the Project site for the various topics being evaluated that are identified below. Existing conditions will be described in sufficient detail so that an accurate picture of current conditions can be compared to conditions anticipated to result in the future with or without the Project. This section will rely on available information sources and previous studies conducted by OCIDA and others, supplemented as appropriate by new data collection. Information will be supplemented with tables, graphs, photos and maps to illustrate existing conditions at the Project site and, where applicable, in the study areas. Citations for existing sources of information will be provided and all references will be identified. Information will be discussed according to the Section 3 outline below:

3.1 Land Use, Zoning and Public Policy

The DGEIS will assess the Project location in relation to existing land uses and community character for both the Project site and the adjacent properties. This analysis will also identify reasonably foreseeable development projects (projects known or likely to be built within the time horizon of the Project in the study area) based on information obtained from the Town of Clay and Onondaga County. Parcel-based GIS maps depicting various land use categories within approximately 1 mile of the Project site will be provided. Current Town of Clay zoning will be described. The Town's present zoning map will be provided. Bulk and land use regulations under relevant zoning districts will be described. This section will also summarize recent land use planning initiatives undertaken by the Town of Clay and Onondaga County as well by the Syracuse Metropolitan Transportation Council (SMTC). These initiatives may include the SMTC 2050 Long Range Transportation Plan, Onondaga County Comprehensive Plan, Onondaga County Sustainable Development Plan,

Onondaga County Climate Action Plan, Town of Clay Comprehensive Plan, and Town of Clay Northern Land Use Study. Any applicable initiatives will be summarized in terms of overall land use goals and objectives for the Project site and relevance to the Project. Discussion of state law with respect to eminent domain will also be provided.

3.2 Geology, Soils, and Topography

The geology, soils and topography section will discuss the natural surface and subsurface features present on the Project site. Much of this information will be obtained from documented sources including maps, reports and earlier subsurface exploration studies completed for the study area. Geology and soils information will be obtained from the Onondaga County Soil Survey, the United States Department of Agriculture's Natural Resources Conservation Service and any reported geotechnical studies previously conducted in the Project site. A survey map providing boundaries, spot elevations, contours and other pertinent site features, both natural and man-made, including adjacent utility locations will be included. The survey map is a basis for preparing alternative development scenarios.

3.3 Water Resources

The DGEIS will provide an assessment of surface water and groundwater resources within and adjacent to the Project site, including Project site field delineated wetlands and streams, along with their state and federal classifications and existing uses. Groundwater levels will also be informed from geotechnical investigations. Named streams and rivers within or adjacent to the Project site will be identified and assessed. The extent and quality of wetlands will be summarized. A Wetland Delineation Report, which will include, to the extent available, maps and shapefiles for NYSDEC and U.S. Army Corps of Engineers (USACE) review, will be included as an Appendix to the DGEIS. The Project's location with respect to any floodplains as well as a description of the existing drainage patterns on the Project site and associated receiving waterbodies will be provided. The DGEIS will identify applicable water resource permits or certifications that must be applied for and obtained prior to work commencing.

3.4 Biological Resources

The DGEIS will describe the dominant ecological communities, plant species, wildlife species (including aquatic and avian species), and available habitat within the Project site. The description of existing conditions will be based on site investigations and publicly available sources. The DGEIS will document and map the vegetation communities within the Project site, as identified through review/interpretation of aerial imagery and field verification.

Field studies will identify existing plant species that are invasive, non-native, or both invasive and non-native. In addition, any known occurrences of threatened or endangered

species will be identified and associated information resulting from consultations with the New York Natural Heritage Program (NHP) and the U.S. Fish & Wildlife Service (USFWS) will be provided. Summaries of field studies will be included as an appendix to the DGEIS.

3.5 Historic and Cultural Resources

The DGEIS will address cultural resources within and adjacent to the Project site, such as above-ground historic resources and archaeological sites. The assessment will include an inventory of known cultural resources, including sites, structures, and districts of significant historic and/or archaeological value. This inventory will be compiled through review of existing documentation, such as the State and National Registers of Historic Places, NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource Information System (CRIS) database, local historic preservation records, and previous cultural resources surveys conducted in the area. Relevant documentation will either be referenced or included as an appendix to the DGEIS.

3.6 Air Quality

The DGEIS will describe the regional climate and existing air quality status in the vicinity of the Project site based on publicly available data. Existing air quality in the Project site will be compared to State and National air quality standards. Existing sources of air emissions in the study area, due primarily to the adjacent approved Micron Semiconductor Manufacturing Facility and vehicular traffic, will be discussed.

3.7 Greenhouse Gas Emissions, Climate Change and Climate Resiliency

The DGEIS will describe the current landscape of greenhouse gas regulation by international, federal and state governments, including a discussion of the New York Climate Leadership and Community Protection Act (CLCPA). It will also describe current statewide greenhouse gas emissions in New York State and current climate conditions.

3.8 Solid Waste, Hazardous Waste, and Hazardous Materials

The DGEIS will include a review of historical land uses at the Project site to identify potential sources of contamination, such as chemical storage areas, former industrial sites or waste disposal locations. A Phase I Environmental Site Assessment (ESA) will be conducted and summarized, detailing any recognized environmental conditions. Based on the Phase I findings, the need for Phase II ESA investigations will be addressed and the findings discussed. The DGEIS will also describe existing solid and hazardous waste facilities in the study area(s), including current capacity limits and service areas. The Phase I ESA(s) will be appended to the DGEIS.

3.9 Human Health and Safety

The DGEIS will identify potentially sensitive receptors adjacent to the Project site that may be affected by construction and/or operations of the Park. It will also identify past environmental spills of petroleum or chemicals at or adjacent to the Project site that may have the potential to impact human health since contaminated soils could be disturbed during site construction. Relevant and available spill information will be appended to the DGEIS.

3.10 Utilities

Utilities that exist in the vicinity of the Project site will be described and mapped. Utilities will be discussed in terms of their appropriateness for commercial and industrial uses and corresponding capacities to support large-scale industrial and commercial uses at the Park. Information will be collected from service providers regarding water supply infrastructure, electrical capacity, natural gas service, telecommunications and fiber optic infrastructure, and available sanitary/wastewater treatment and sewer service in the Project site and surrounding area.

3.11 Transportation and Traffic

The transportation section will include discussion of existing traffic conditions along the NYS Route 31 corridor near the Project site and at intersections in adjoining areas of the Town of Clay from review and summary of previously prepared reports, studies and datasets within the surrounding area. This subsection will also briefly describe the existing pedestrian environment as well as other modes of transportation available in the area through review of previously prepared studies and data. NYS Route 31 is part of a designated bike route through the area. The CSX rail line will also be discussed. The DGEIS will describe proposed site driveways, internal circulation roadways, and parking facilities designed to accommodate peak employee demand and on-going construction activity. All relevant and relied upon previously prepared traffic reports, studies and datasets will be provided as appendices to the DGEIS.

3.12 Noise and Vibration

Ambient noise levels in the Project site will be described qualitatively based on existing land uses in the area and their potential for contributing to the existing noise environment. The noise discussion will be based on NYSDEC technical guidance documents and local law. Potentially sensitive noise receptors will be identified according to their existing locations, distances from the Project site and reasons why receptor locations are considered sensitive. This subsection will also include a discussion of applicable state and local laws regulating noise and vibrations for the Project site.

3.13 Visual Effects and Community Character

Community character will describe in text and graphic format the existing rural/suburban character of the Project site and its surroundings. The visual environment of the Project site

and surrounding study areas will be described in terms of sensitive receptors and existing visual characteristics. Existing visual resources known to be important to the community will be identified. Existing land uses that contribute to the character of the area will also be identified and discussed relative to their visual value. Photographs of strategic views to and from the Project site will be incorporated into the DGEIS to facilitate the description of existing visual quality and resources at the Project site and surrounding.

3.14 Community Facilities, Open Space and Recreation

The DGEIS will provide a description of community services, including police, fire, emergency medical services, solid waste facilities and schools that service the Project site. It will also describe and map existing parks and recreational resources within the surrounding area, including walking paths, trails, and local NYSDEC Wildlife Management Areas (WMA), using information made available by the State/County/Town parks agencies. The assessment will include a discussion of any planned changes to existing parks and recreational resources, and/or development of new parks and recreational resources planned to occur in the future.

3.15 Socioeconomic Conditions

Socioeconomic data on existing populations in the area surrounding the Project site will be provided as well as information on population trends and anticipated growth. Information will be summarized from various local and regional land use and socioeconomic studies and the most current U.S. Census, as well as provide a discussion of state law with respect to the use of eminent domain.

3.16 Environmental Justice

The DGEIS will provide a discussion of all applicable state laws, regulations and policies that require a review of the environmental justice impacts to areas designated as Potential Environmental Justice Areas (PEJA) and disadvantaged communities (DAC), as defined in ECL § 75-0101(5). This subsection will further identify any relevant census block groups within the area surrounding the Project site identified as PEJAs as well as areas identified as DACs.

4.0 POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION

Section 4 will identify potential Project impacts on the environment. Information will be presented in similar order according to the same resource topics addressed in Section 3. Impacts will be discussed in terms of the likelihood of their occurrence, the geographic extent of their occurrence and anticipated significance. Impacts will also be discussed in terms of short-term and long-term implications with the focus on identifying and discussing potentially significant adverse environmental impacts that will require mitigation. Impacts that are considered minor and not significant will be briefly discussed.

The type and degree of Project related impacts will be determined through specific research and the analysis of data and other information provided in Section 3. The identification of impacts will also be based on discussions with involved and interested agencies and other knowledgeable Project stakeholders. Impacts will be identified by determining project consistency with applicable local, regional, state and federal regulations and what may be considered acceptable impact limits and thresholds. Section 4 will address reasonable mitigation measures to reduce or minimize potentially adverse impacts if avoidance is not practicable.

For purposes of defining the study area to be assessed for each potential Project impact, the total area of the Park, currently comprised of six (6) tax parcels owned by OCIDA, is 104.4-acres. This is equivalent to 0.163 square mile and will be the minimum study area size for impact analysis.

The text of Section 4 will be supplemented with maps, graphics, agency correspondence and agency data/analyses, reference to and/or summary of any previously prepared (and relevant) studies, and newly prepared support studies for the Project, as necessary, to convey the required information. Information will be discussed according to the Section 4 outline below:

4.1 Land Use, Zoning and Public Policy

The DGEIS will describe consistency of the Project with current local and regional land use plans, state and local laws, zoning and development patterns in the study area. As noted previously the Project is located in Residential/Agricultural (RA-100) and Highway Commercial (HC-1) zoning districts that do not permit the types of industrial and commercial uses being considered for the Park. As the Project is not presently consistent with local zoning, the DGEIS will discuss various options for compliance and proposed need for the potential use of eminent domain.

Measures to avoid or minimize significant adverse effects will be identified and described. Mitigation measures will be identified and described as needed for significant adverse impacts.

A 1-mile study area will be evaluated.

4.2 Geology, Soils, and Topography

The DGEIS will assess potential impacts to geology, soils and topography that could result from vegetation clearing, excavation and grading for construction, building foundations, site restoration, stormwater management and landscaping. Topographical concerns include changes in slope and cover type during or after Project implementation that could alter drainage patterns and potentially increase runoff. The DGEIS will evaluate soil characteristics that may cause or contribute to erosion. Subsurface and bedrock conditions will also be evaluated and how they relate to potential development of the Project site will be discussed based in part on past geotechnical investigations conducted in the Project site.

Measures to minimize or avoid significant adverse impacts by future tenant(s) will be discussed including the need for stormwater management and sedimentation and erosion control during and post-construction. Soil conservation, stockpiling, re-vegetation and

other best management practices to control soil erosion and sedimentation, maintaining water quality in streams and wetlands, and protection methods for vegetation and natural habitats will be addressed. In addition, mitigation measures for significant adverse impacts will be discussed.

The study area will be the Project site.

4.3 Water Resources

The DGEIS will assess potential impacts on surface and ground-water resources and evaluate how Project activities (including anticipated utility connections) might affect water quality, flow patterns, and wetland functionality. The DGEIS will identify the need for any Article 24 Freshwater Wetlands Permits, Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act.

To address potential adverse impacts, the DGEIS will identify appropriate methods to avoid, minimize, and/or mitigate effects on surface water resources. This will include the development of conceptual stormwater management practices anticipated to meet NYSDEC State Pollution Discharge Elimination System (SPDES) requirements, including requirements for coverage under individual SPDES permits, as well as under the Construction General Permit (GP-0-25-001) and Multi-Sector General Permit (GP-0-23-001). These mitigation measures and strategies will be developed based on existing maps, reports, and studies, as well as wetland/stream delineations and conceptual stormwater management practice design prepared specifically for the DGEIS.

The DGEIS will describe efforts to avoid or minimize the extent of adverse impacts to wetlands by considering alternatives. Mitigation measures for the projected loss of any wetlands will be reached in consultation with the NYSDEC and USACE.

The Project site and relevant adjacent areas will be evaluated.

4.4 Biological Resources

The DGEIS will identify and evaluate potential ecological impacts associated with the Project. This analysis will include anticipated changes to existing vegetation communities and wildlife habitats and potential effects on any identified rare, threatened, or endangered species. The assessment will also consider potential increases in invasive species due to site disturbance.

The DGEIS will describe proposed measures to avoid and minimize impacts to ecological resources and rare, threatened, or endangered species as well as mitigation measures for any significant adverse impacts. This subsection will outline strategies to preserve or enhance existing habitats where possible, and measures to protect any identified sensitive species or habitats. It will also outline measures for invasive species management.

The Project site will be the study area.

4.5 Historic & Cultural Resources

The DGEIS will evaluate potential impacts of the Project on cultural archeological resources identified in Section 3.5. Impacts to cultural and archeological resources will be determined in consultation with the NYS OPRHP under the New York State Historic Preservation Act. Particular emphasis will be on potential effects on resources listed on or eligible for inclusion on the State and National Register of Historic Places. The results of a Phase IA archeological resource investigation of the Project site, including any utility infrastructure line and sewer line routes, will be provided in the DGEIS in compliance with NYS OPRHP requirements. If significant adverse impacts are identified, appropriate mitigation will be discussed. Mitigation may include resource avoidance, documentation and/or removal.

The DGEIS will also outline Native American consultation to be carried out pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980, Section 106 of the National Historic Preservation Act of 1966 and 36 CFR 800, as well as guidance under DEC Policy CP-42/Contact, Cooperation and Consultation with Indian Nations, where required and appropriate.

The study area will be the area within ¼ mile of the Project site.

4.6 Air Quality

Impacts on air quality will depend on the types of industrial and commercial uses and emissions generated by tenants at the Park. The DGEIS will provide a general assessment of the air emissions, including odor and fugitive dust, that could be generated from potential Park tenants. This assessment will include potential impacts from potential mobile, including construction vehicles and increased vehicular traffic, in accordance with applicable NYS DOT guidance, and stationary sources. Avoidance and minimization measures will be assessed as will mitigation measures for any significant adverse environmental impacts. It is assumed that future tenants will need to go through specific state and federal air quality permit processes as necessary.

A 1/2 mile study area will be evaluated.

4.7 Greenhouse Gas Emissions, Climate Change and Climate Resiliency

Impacts on climate change and climate resiliency will depend on the types of industrial and commercial uses and emissions generated by tenants at the Park. The DGEIS will provide an assessment of potential greenhouse gas emissions from development of the Park. It is assumed that future tenants will be required to complete a CLCPA analysis for approval by the NYSDEC. The DGEIS will include discussion of proposed proactive avoidance and minimization measures for tenants, such as process improvements, energy efficiency goals and air emission controls. In addition, mitigation measures for significant adverse impacts

will be discussed. Further, the DGEIS will assess future climate change hazards, including drought, flooding and storm-surge risks, that may increase.

A 1/2 mile study area will be evaluated.

4.8 Solid Waste, Hazardous Waste, and Hazardous Materials

The DGEIS will evaluate potential impacts associated with the disturbance of contaminated soil or groundwater during construction, the introduction of new hazardous materials as part of the Project's potential operations, and the potential for accidental releases or spills. Possible mitigation measures will be proposed such as methods to reduce the generation of hazardous waste. The DGEIS will also recognize applicable federal and/or state regulatory compliance requirements (e.g., 6 NYCRR Parts 370-373). It is assumed that future tenants will need to comply with all relevant local, state and federal laws and regulations, including for obtaining permits for bulk storage, maintenances of plans and records, and proper handling, storage and disposal of hazardous materials and waste.

The DGEIS will also discuss impacts associated with increased demand of existing solid and hazardous waste facilities as a result of development and operations at the Project site. This will include a discussion of hazardous waste listed in 6 NYCRR Part 371.4 that may be generated by the construction and operation of the Park, including volumes, storage, and disposal (if known). This analysis will be based on publicly available data and correspondence/interviews with officials from existing service providers, as well as previously conducted studies of the Project area. Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures for significant adverse impacts will be discussed.

In addition to addressing issues of direct solid waste generation from the Project, the DGEIS will also assess potential indirect impacts on the management of solid waste and recyclables associated with the Project.

Regional capacity for solid waste will be evaluated, including the potential need for new or expanded waste management facilities. Hazardous materials and hazardous waste will be evaluated on a site-specific basis.

4.9 Human Health and Safety

The DGEIS will discuss potential direct or indirect human health effects of the Project considering certain nearby sensitive receptors, the potential to disturb contaminated soils, and potential waste generation of the Project. Human health impacts of potential waste generation of the Project and off-site improvements will be discussed in Section 4.8.

Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures for significant adverse impacts will be discussed.

Project site specific impacts will be evaluated.

4.10 Utilities

Potential impacts to be evaluated include those from the projected energy usage, wastewater and water demands at full buildout of the Park. This review of impacts to utilities will include effects on local power generation and transmission systems, effects on wastewater, and potable water infrastructure, and impacts from any necessary expansions to those utility systems. Impacts on telecommunications, including necessary improvements, will also be evaluated. The DGEIS will provide verification from personal communications or other documentation from service providers, including Onondaga County Water Authority ("OCWA"), OCDWEP and National Grid, as to the ability of existing utilities to support site development. Utility service thresholds or limits on capacities will be identified based upon information from providers and previously prepared studies within the Project area.

Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures, such as water conservation and reuse, for significant adverse impacts will be discussed, as well as the potential to use of alternative sources to the extent they are available, such as collection of rainwater

Capacities for electricity, water, and wastewater will be evaluated. To the extent utility improvements are needed, limits of disturbance of those improvements will be evaluated.

4.11 Transportation and Traffic

Potential impacts of the Project upon transportation systems and local road networks particularly from increased vehicular traffic along the Route 31 corridor and adjoining intersections will be discussed and analyzed. Impacts to the existing pedestrian environment as well as other modes of transportation, such as public transit, available in the area will also be discussed.

This subsection will include discussion of ways to avoid impacts to the public and potential minimization and mitigation efforts. Mitigation during construction could include delivery staging. Mitigation may also include new traffic signals, turning lanes, improved signage, and access road and intersection improvements adjacent to the Park. Required mitigation will be determined from the traffic analysis being conducted and in consultation with state and local highway departments, which will inform the analysis and proposed mitigation strategies.

The scope of the traffic impact analysis will be coordinated with the NYS DOT and will take into consideration previously planned and on-going traffic improvements within the Project study area.

4.12 Noise and Vibration

Noise and vibration generation from construction and operation of industrial and commercial uses will ultimately depend on future tenants. However, estimations of noise

and vibration levels, distances to sensitive receptors and sources of noise and vibrations based on the proposed development scenario will be addressed.

Noise impacts associated with development of the Project site will be considered for both construction and operation of industrial and commercial uses. Impacts will be described for both short-term and long-term periods. Short-term impacts will primarily result from construction activities, while long-term impacts will be associated with the operations at the Project site. The Project will also be discussed in terms of compliance with current Town of Clay noise and vibration regulations.

Noise- and vibration-related avoidance and minimization measures will be considered and described in the DGEIS. In addition, mitigation measures for significant adverse impacts will be discussed. The mitigation section of the DGEIS will evaluate adherence to town noise regulations and best management practices that could be implemented to minimize/mitigate noise and vibrations.

A 1/2 mile study area will be evaluated for construction and operation of the Project site. Noise impacts from traffic will be consistent with the scope of the traffic impacts analysis

4.13 Visual Effects and Community Character

The visual impacts of the Project and off-site improvements will be described in general terms relative to anticipated changes in visual character and views of the sites once development occurs. Photographic simulations will be prepared to depict the anticipated appearance of the completed Project and off-site improvements. The photographic simulation will also be used to evaluate the changes to the visual landscape considering factors such as scale, geographic extent, and line, form, texture, and color contrast with the existing features in the view.

To address potential adverse impacts to aesthetic resources, the DGEIS will recommend measures to avoid, minimize, or mitigate impacts to visual resources. Mitigation measures for significant adverse environmental impacts will be developed based on the results of the visual assessment. NYSDEC criteria for visual impacts will be used to inform the development of appropriate mitigation strategies, as needed. Avoidance, minimization and mitigation measures may include strategies such as architectural design modifications, landscaping, lighting alternatives or other visual screening techniques.

The DGEIS will also address impacts to community character, as development of the Project site will require rezoning of the site for industrial and commercial uses. Potential mitigation measures will be discussed.

A one-mile study area will be evaluated.

4.14 Community Facilities and Open Spaces and Recreation

The DGEIS will identify how the Project may impact community services, including local public schools, solid waste facilities, local police, fire and emergency service providers, and assess the capabilities of service providers to accommodate increased demand due to the Project. Information provided will include future capabilities based on publicly available data and correspondence/interviews with officials from existing service providers, as well from review of previously prepared studies and reports within the Project area.

The DGEIS will also identify how the Project may impact existing open space and recreational resources within or adjacent to the Project site and assess their abilities to accommodate any changes in demand or access due to the Project. Information provided will be based on publicly available data and correspondence with local parks and recreation departments.

Measures to avoid or minimize adverse effects will be identified and described. Mitigation measures will be identified and described, as needed.

A one-mile study area will be evaluated.

4.15 Socioeconomic Conditions

Changes to socioeconomic conditions and demographics resulting from full build-out of the Project site could have implications on jobs, wages, taxes, property values, housing, and schools. Further impacts to local taxes and municipal finances could result from costs from, for example, potential PILOT agreements or other tax strategies associated with attracting tenants to the Project site.

The DGEIS will provide an economic and fiscal impact analysis for the Project in Onondaga County. This analysis will take into consideration the types of industrial and commercial businesses anticipated to locate at the Park, which may include advanced electronics, test packaging, semiconductor manufacturing supply chain companies, warehouses and life sciences. The analysis will provide a long-term perspective on the Project's economic and financial implications. Economic analyses will be attached as an appendix to the DGEIS.

4.16 Environmental Justice

The DGEIS will not include an environmental justice analysis. Based upon a review of publicly available information, the Park is not located within ½-mile of a DAC nor located in or near a PEJA.

5.0 CUMULATIVE IMPACTS

The DGEIS will evaluate the potential cumulative impacts of the Project along with other known relevant/similar projects developed or proposed within the area of the Project site, including the

Micron Semiconductor Manufacturing Facility. This section will be based on a qualitative analysis of potential cumulative impacts and will only involve projects which have advanced to an appropriate level of detail to warrant consideration.

6.0 IMPACTS ON THE USE AND CONSERVATION OF ENERGY

It is beyond the scope of the DGEIS to identify specific energy use and demand that may result from site construction and development because specific industrial tenants, energy requirements and uses are unknown. Some general energy demand estimates are possible based on the proposed development scenario and previous industrial interest expressed to OCIDA and will include energy demand during construction and operational phases. To the extent feasible, the DGEIS will contain a description of energy sources to be used during construction and operational phases, including alternatives that could reduce energy demands.

This section will discuss ways to implement energy conservation at the Project site that align with New York State's climate and energy goals by encouraging best management practices during its design, construction and operation. The analysis will be conducted in consideration of New York State climate and energy policies, such as the CLCPA, New Efficiency: New York, the New York State Energy Plan, Reforming the Energy Vision (REV), and the Department's Policy on Climate Change.

Proposed energy conservation measures will be identified, including recycling of materials used in industrial operations, the use of recycled materials to reduce solid waste streams and design of buildings and grounds. Leadership in Energy and Environmental Design (LEED) voluntary standards developed by the U.S. Green Building Council to promote high performance and sustainable buildings will be addressed. Renewable energy sources and implementing green infrastructure practices, for example with regard to stormwater management, will also be discussed.

7.0 GROWTH INDUCING IMPACTS

This section of the DGEIS will describe potential growth-inducing impacts the Project may have with respect to additional development in the vicinity of the Project site.

8.0 UNAVOIDABLE ADVERSE IMPACTS

This section of the DGEIS will identify impacts that are likely to occur despite mitigation measures and will compare these unavoidable impacts to Project-related benefits. This section will also identify general avoidance and mitigation measures, and Project-specific mitigation measures.

9.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DGEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use due to the Project.

10.0 REFERENCES

Sources of information cited in the DGEIS and reviewed as reference materials during the preparation of the DGEIS will be listed in the References section. Information will be provided by author, date and title. Website information will be noted. In addition significant conversations with agency personnel that are cited in the document will be listed by name, date and organizational affiliation.

Appendices to the DGEIS may include relevant SEQRA documentation, as well as technical reports or analyses discussing:

- the presence of streams and wetlands at the Park,
- geotechnical conditions,
- air quality existing conditions and potential impacts,
- existing noise conditions and potential impacts; existing traffic conditions and potential impacts;
- economic data and analyses;
- historic and cultural consultation documents;
- Phase I and II ESAs, potential environmental contamination liabilities, including reported spills;
- the presence of threatened and endangered species;
- existing visual conditions and potential impacts; and
- utility capacity.

APPENDIX A - RESPONSE TO COMMENTS