



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda April 13, 2023

8:30 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: March 23, 2023
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. Welcome New OCIDA Board Members

Cydney Johnson and Elizabeth Dreyfuss

Representative: Patrick Hogan, Chair, OCIDA Board

2. RPNY Solar 4, LLC (3101-23-01A) Second Meeting

RPNY Solar 4, LLC is proposing a 2.75MW community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9 acre parcel in the Village of Minoa. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representative: Anthony Bell, Permitting Manager, RPNY Solar 4, LLC

3. PBFF Drakes LLC (3101-23-02A) Initial Meeting

PBFF Drakes LLC is proposing to construct a residential apartment complex on an approximately 22.1 acre parcel which complex will consist of six (6) three-story apartment buildings totaling approximately 34,000 square feet and containing twenty-seven (27) apartments and sixty garages. The project will also include the construction of a clubhouse totaling approximately 3,000 square feet for use by the residents, a maintenance building totaling approximately 2,000 square feet and twelve disconnected buildings each containing five (5) garages. The applicant is requesting exemptions from, real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize a public hearing.

Representative: Tim Fitzgerald, PBFF Drake's Legal Counsel, Harris Beach

4. Engineering Services-Contract Authorization

Agency Action Requested:

- a. A resolution of the Board authorizing a contract with Barton & Loguidice, D.P.C. in an amount of \$ 193,600 for engineering services and support in connections with White Pine Commerce Park.

Representative: Robert Petrovich, Executive Director, OCIDA

5. YMCA of Greater Syracuse, Inc. Project (3101-02-08A) (Modification Meeting Onondaga County Industrial Development Agency Tax-Exempt Variable Rate Civic Facility Revenue Bonds (YMCA of Greater Syracuse, Inc. Project, Series 2003A (Reissued)

Agency Action Requested:

- a. A resolution of the Board approving certain Bond modifications.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn

DRAFT
Onondaga County Industrial Development Agency
Regular Meeting Minutes
March 23, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, March 23, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room Floor 2M.

Patrick Hogan called the meeting to order at 8:34 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Kevin Ryan

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Svetlana Dyer, Assistant Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Matthew Pelligra, Office of Economic Development
Mike Lisson, Grossman St. Amour
Breannah Lane, Grossman St. Amour
Rich Dausman, Cryomech, Inc.
Ilari Savola, Bluefors Cryocooler Technologies
Paul Reichel, Bond Schoeneck & King
Anthony Bell, RPNY Solar 4, LLC
Rob Panasci, RPNY Solar 4, LLC
Stephanie Loucas, RPNY Solar 4, LLC
Jake Clay, RPNY Solar 4, LLC
Michelle Molinet, J.W. Didado Electric, LLC
John Sidd, Hancock & Estabrook
Christine Stevens, VIP Structures
JoAnne Getman, VIP Structures
Ken Bush, County Legislature
Rick Moriarty, Post Standard
Matt Mulcahey, Channel 3 News
Dennis Harmor, Channel 9 News
Conor Wright, Channel 9 News
Chris Bianchi, Syracuse City School District

APPROVAL OF REGULAR MEETING MINUTES – FEBRUARY 9, 2023

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of February 9, 2023. Motion was carried.

TREASURER’S REPORT

Nate Stevens gave a brief review of the Treasurer’s Report for the month of February 2023.

Patrick Hogan stated there are several PILOT payments to the municipalities and asked for a separate report on the money sent out to the different entities. Nate Stevens stated yes.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved the Treasurer’s Report for the month of January 2023. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #479.

Janice Herzog asked about the \$1,350 payment to the Downtown Committee of Syracuse.

Robert Petrovich stated it is an annual membership in support of the Downtown Committee making sure they achieve their mission of making downtown vibrant and interesting. He stated we wanted to be supportive of that and have been supportive in the past.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #479 for \$91,423.65 and PILOT payments to Onondaga County for \$116,979.93, Village of Baldwinsville for \$92,618.00, Town of Clay for \$4,286.00, Town of Van Buren for \$21,539.00, Town of DeWitt for \$35,981.62, Town of Cicero for \$4,227.00, Town of Lysander for \$49,326.00, City of Syracuse for \$2,040.96, Syracuse City School District for \$7,389.73, North Syracuse School District for \$26,251.00, Liverpool School District for \$53,941.00, East Syracuse Minoa School District for \$178,085.53, Baldwinsville School District for \$328,643.00, Town of Lafayette for \$2,908.00, Lafayette School District for \$9475.00, Onondaga County for \$15,864.00, City of Syracuse for \$7,475.00, City of Syracuse School District for \$13,998.00, Town of Salina for \$4,584.00, Village of Liverpool for \$4,538.00 and Liverpool School District for \$31,677.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

AUDIT FROM GROSSMAN ST. AMOUR

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the 2022 Audit of the Agency. Motion was carried.

CRYOMECH, INC. (3101-19-0A2) MODIFICATION MEETING

Robert Petrovich stated Cryomech has been before the Board on many occasions expanding, growing and doing a great job in the space of cryogenic computing. He stated they have been a great business in the community and supportive of everything we are trying to do with respect to White Pine and Micron. He stated we are very pleased to have them here this morning.

Rich Dausman introduced Ilari Savola with Bluefors. He stated Cryomech is in the process of being acquired by Bluefors, a Finnish company who started in 2008 and has been a partner of theirs for 15 years. He stated currently they are about 400 employees and are integral in quantum computing which is what is spurring the growth at Bluefors as well as Cryomech. He stated Cryomech is a sole supplier to Bluefors. He stated it is a partnership in their opinion that will really guarantee them another 60 years of manufacturing here in Syracuse, Town of DeWitt. He stated they are going to be a great partner and they are excited about their future.

Patrick Hogan asked if Cryomech is before the Board today because they are required to inform the IDA Board on a new partnership. Robert Petrovich stated yes and said it is the title as well as codifying and blessing the transaction between Cryomech and Bluefors. He stated the Agency has a lease/leaseback and benefit package with Cryomech that Bluefors is going to take over.

Jeff Davis stated items 2 and 3 on the agenda are both for Cryomech. He stated item 2 on the agenda is the 2019 project that has already closed on the lease/leaseback transaction and item 3 on the agenda the Board recently approved but that lease transaction has not yet closed so we are doing this as two separate resolutions.

Robert Petrovich stated item 3 on the agenda is the latest expansion by Cryomech.

Janice Herzog asked if the Cryomech team they already have will all stay in place. Rich Dausman stated the entire leadership team stays in place and nothing really changes from their plans for the future for growth. He stated it is business as usual.

Susan Stanczyk asked if they expect any expansions. Rich Dausman stated yes and right now they are pushing the building out and adding another 35,000 square feet. He stated they are currently 76,000 square feet. He stated they purchased the land behind them so they have room to grow even further. He stated Bluefors has a large customer base in the US so they will probably have service, stock room and spare parts. He stated further out there has been some high level discussions of possibly bringing some manufacturing from Finland to the US but that is to be determined. He stated their biggest struggle is finding people to join them.

Janice Herzog asked if there was an employee increase with the expansion. Rich Dausman stated yes. He stated they are at 171 employees now and have 24 job openings. Nate Stevens stated the October 2022 project had employment goals of retention of 166 jobs and creation of 15 jobs.

Janice Herzog asked if there is still the common goal of local labor. Rich Dausman stated yes.

Janice Herzog stated this transition is a great testament to what they have done with the company and it's exciting.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution consenting to the sale and assignment of the right, title and interest in a certain project facility by Cryomech, Inc. to Bluefors Cryocooler Technologies Inc. Motion was carried.

CRYOMECH, INC. (3101-22-08A) MODIFICATION MEETING

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution approving the sale and assignment of the right, title and interest in a certain project facility by Cryomech, Inc. to Bluefors Cryocooler Technologies Inc. Motion was carried.

RPNY SOLAR 4, LLC (3101-21-15B)

Anthony Bell stated RPNY Solar 4 is proposing a 2.75 megawatt AC community solar project in the Village of Minoa, Town of Manlius. He stated they have obtained all of their local approvals from the jurisdictions. He stated they went through a planned development district (PDD) process for the local zoning and that was approved the end of last year. He stated they have all their permits and entitlements for their building permits which they are in the process of applying for in the next few months. He stated they have obtained their PILOT support letters from the town, village, county and East Syracuse School District as part of the application requirements. He stated this project is hopeful to start construction on Q2 of this year.

Patrick Hogan stated this is not RPNY's first project across the country. Anthony Bell stated they have a portfolio north of 60 megawatts and active projects across the country. He stated in New York alone they have 2 active projects, 3 under construction or starting construction very soon and another 6 along various stages of development.

Patrick Hogan asked if the company is based out of San Francisco. Anthony Bell stated the company's headquarters is in San Francisco but he is not from San Francisco.

Patrick Hogan asked if the company manages all the projects. Anthony Bell stated they are an owner-operator so they develop, construct and operate through the life of the project. He stated they are not a solar developer who gets entitlements and approvals then sells to a construction company and operator. He stated they own and operate all the projects in their portfolio.

Patrick Hogan asked if the company is assuring the Board that they are using local labor for this project. Anthony Bell stated yes.

Patrick Hogan stated if an issue comes up and you can't find local labor then you come before the Board for a waiver. Anthony Bell stated they are aware, fully committed to adhering to that policy and an attestation letter was signed by the president and founder to that affect. He stated he believes what happened last time they were before the Board was an unfortunate misstep on their part where they tried to communicate too much too early before they had actually done any of their labor due diligence. He stated they were trying to be transparent and forthright before

they understood anything. He stated they have learned from that and their current labor and materials sourcing is still undergoing but it is his understanding from talking to their prime EPC contact that it is going very well on the local labor front.

Robert Petrovich stated he wants to make sure the applicant is aware that the Agency is very keyed in because there are construction jobs but there are no permanent jobs and we always find that to be a source of concern. He stated every project has construction jobs and the fact that solar projects don't have permanent jobs, it is even more important to make sure the local access policy is adhered to. He stated the Agency is not adverse to waivers but there needs to be a case made for a waiver that is compelling and not just that it's difficult to find people. He stated the whole purpose of getting benefits from this Board is that local labor is used and skills and training are advanced to that labor shed so that they can grow and prosper as well. He stated he wants to make that point on the record. Anthony Bells stated understood.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the RPNY Solar 4, LLC project. Motion was carried.

Rob Panasci stated he is the attorney for the applicant and he has represented some of the developers in the past so he understands the waiver requirement. He stated a question they have for the Board is tree clearing and in order to meet some of the conditions for DEC there is a potential for bat habitat in this area. He stated you can only cut trees from November to March 31 and they want to start construction in Q2. He stated in order to do that they are asking for some consideration to allow for the applicant to cut trees before the approval. He stated they would like to cut some trees before an approval is made. Robert Petrovich stated there is a but-for provision and it is understood that minor earth work and very limited site prep in order to stage equipment has been looked upon as being ok in the past. He stated what needs to be explained to the Board is are they clear cutting the entire site or are they removing a couple of trees here and there. He stated that has a bearing on what the ask is.

Jeff Davis asked if the Village of Minoa building permit says they can start tree clearing or not. He stated he understands they want to start construction in Q2 and asked if the building permit is a triggering item because that might be a start of construction that this Board needs to consider or is this site prep work done in advance that does not trigger a building permit at the local level and therefore falls in the category Mr. Petrovich was just saying. Rob Panasci stated they were only going to cut the trees and get them so they don't have to worry about the bat habitat. He

stated there was going to be no other site prep done. He stated the idea was to make sure they were cut before bats can nest in there. Anthony Bell stated they forwarded a figure they prepared and of the proposed project area it is 14% or 1.8 acres of trees. He stated it is not the entire site and certainly not clear cutting. He stated the trees in question are thin, not dense so even the 1.8 acre is an over estimate.

Robert Petrovich asked if they are operating near or within a designated wetland area to do this. Anthony Bell stated none of the areas are wetlands.

Robert Petrovich stated he thinks we should take a deeper dive into this and his recommendation is not to take action on this and staff will follow up with counsel unless counsel feels we are in a position to grant it now. Jeff Davis stated it is not a request for a resolution being passed but he thinks it should be reviewed and get back to them.

Rob Panasci asked what more can they provide to the Board. Jeff Davis stated as of now answering the question on what the position the Village of Minoa may be because they need the right building permit. Rob Panasci stated ok.

Patrick Hogan asked Mr. Petrovich if there is a concern with the state. Robert Petrovich stated they are obviously looking for projects that would advance regardless of IDA benefits but the whole but-for conversation comes into focus and he would rather avoid that issue.

Patrick Hogan stated he assumes the tree cutting company is not out of state. Anthony Bell stated no.

J.W. DIDADO ELECTRIC, LLC (3101-21-15B)

Robert Petrovich stated Barclay Damon is conflicted out and John Sidd is representing the Agency as conflict counsel.

Michele Molinet stated they need a sales tax abatement increase because of material pricing escalations throughout the project from the beginning of exception until they are through with construction.

Patrick Hogan stated the Board has been hearing this from a lot of companies.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing an increase the J.W. Didado Electric, LLC Project sales and use exemption. Motion was carried.

OPEN MEETINGS LAW – VIDEOCONFERENCING

Jeff Davis stated at the last meeting it was discussed that the State has authorized participation of Boards by video conference. He stated the Board has always been able to participate or call in but they couldn't vote. He stated now a board member can call in and vote on an action provided that certain things were done; A) there is a quorum of people in the room and B) there has to be an extraordinary circumstance as determined by the Chair, staff and counsel as to why that person is unable to attend. He stated an example is if somebody had Covid and wanted to participate in the meeting. He stated they can call in and if there is a quorum in the room they could vote and their vote would count towards the vote on the project. He stated in order to establish a policy to do that we had to go through the governance committee at the last meeting who reviewed it and referred it to the full board. He stated the public hearing was done and now the policy is back before the Board to adopt. He stated it is a tool in the tool chest the Board can utilize it consistent with what the state allows for participation.

Nancy Lowery stated no one attended the public hearing and there were no comments.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the use of videoconferencing as permitted by Section 103-a of NYS Open Meetings Law. Motion was carried.

HABITAT FOR HUMANITY

Robert Petrovich stated there are a number of homes on Burnet Road the Agency owns as part of the preparation of White Pine for the Micron project. He stated we are at a juncture now where we are going to be advancing toward demolition of those homes during the construction season. He stated we are trying to facilitate a doing good opportunity by creating a path for Habitat for

Humanity to enter the property and take out certain doors, fixtures, windows, cabinetry etc. He stated they don't demolish, take roofs off, remove siding or things like that but they can use and repurpose things for the community at a deep discount. He stated we wanted to create that opportunity for them to do that and in order to do that we need to put forward an explanatory statement that is pushed out for a 90 day waiting period. He stated once we get past the 90 days of notification we can then proceed with Habitat to effect that outcome.

Jeff Davis stated we are dealing with the state statutes in terms of disposition of property that we own so we need to go through procedural steps to do that. He stated he is contacting Habitat for Humanity to do some of the steps that need to happen on that side. He stated this is the preliminary step that gets things rolling so we can make this a good deed.

Patrick Hogan asked if we will require the Agency to be named as an additional insured by Habitat. Jeff Davis stated yes and Habitat typically has volunteer organizations that do volunteer days for Habitat for Humanity so they would be covered under insurance provisions through Habitat for Humanity. He stated they will go out and determine what houses they want to do.

Patrick Hogan stated the Agency owns the houses and what is in them. Jeff Davis agreed.

Patrick Hogan stated in essence we are gifting public property. Jeff Davis agreed and the Agency is disposing of materials in a way that is in essence a gift.

Robert Petrovich stated having Habitat come in and take some of the materials out, the expectation is it will reduce our demolition cost because some of the material will already be gotten rid of through a deconstruction process with Habitat. He stated there will be less for the demolition contractor to take off site and dispose of.

Patrick Hogan stated he knows it has to be done legally but there is no doubt Habitat for Humanity is a great organization and his inclination is let's do it. Robert Petrovich stated to the extent we can do it within the guiderails of policy and statute, staff will do that.

Kevin Ryan asked if there is an environmental survey on each property to see if there is any hazardous material or asbestos. Robert Petrovich stated it is a prerequisite of doing demolition in order to get the permit that you have done a pre demolition survey. Jeff Davis stated one of the

resolutions the Board passed was authorizing steps to engage with a contractor to do a scope of work to do that exact thing.

Kevin Ryan stated he thinks we should do this because we need to get things done and if there is a 90 day waiting period to satisfy the requirements, let's move it.

Upon a motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing preparation and transmittal of an explanatory statement with respect to the potential sale of certain property on Burnet Road, White Pine Commercial Park. Motion was carried.

ENGINEERING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated this is part of the review process that is going to be necessary with respect to the White Pine Micron project in support of the IDA in review of SEQR related activities across the White Pine site in order to advance the project for construction. He stated as the Board will recall an RFP had been issued to engineering firms to provide service to the Agency, not unlike our legal firms and others. He stated this is a proposal that was received from JMT and staff is requesting the Board's authorization to engage in this contract. He stated the \$4,250,000 will be a pass through and will be billed by the consultant to the Agency, then the Agency will bill Micron and Micron will reimburse the Agency.

Jeff Davis stated as requested this is a flat fee process taking us through December 31, 2025 which is an outlier date. He stated the Board needs a consultant to help us review the environmental stuff that is going on by the applicant at the site when their application is fully submitted and they are prepared to move forward. He stated this is lining us up for that.

Susan Stanczyk asked if there are extensions built into that resolution. Jeff Davis stated no and anything beyond that date would be a different request.

Jeff Davis stated JMT has worked with the Board during the generic environmental impact process so they have a lot of institutional knowledge with regard to the site and its development to the point that we completed the generic environmental impact statement process. He stated JMT does not have a conflict while some of the engineering firms in our stable have a conflict

that could present a concern. He stated their proposal was important to us in terms of another firm starting from scratch or it likely would be a higher number.

Janice Herzog asked if we would want to revise the action item to say this is a pass through item for the public record. Robert Petrovich stated it will be in the public record through the minutes. Jeff Davis stated the completed application provided to the Board states they are responsible for paying all engineering and legal services. He stated this is consistent with the application they are signing and submitting but because this is a pass through expense they are not paying it directly to JMT or anyone else. He stated the Agency has to do it through a resolution process.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract with JMT of New York, Inc. in an amount not to exceed \$4,250,000 for engineering services to provide planning, environmental and engineering support in connection with development of White Pine Commerce Park. Motion was carried.

ENGINEERING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated this resolution is to engage the services of Barton & Loguidice to help us with planning and environmental engineering related to the Caughdenoy Industrial Park which was formally known as White Pine South. He stated this is to master plan for the approximately 105 acres that the Agency owns south of Route 31 in support of supply chain or other advance manufacturing microelectronic projects that would come to the area as a result of Micron.

Patrick Hogan stated this is consistent with the vision of the County Executive as well as this Board. Robert Petrovich stated yes. He stated staff is looking at this as a springboard off of the success we have had at Hancock Industrial Park and there is potentially one parcel left there. He stated it has been a raging success. He stated we think it is a no brainer here being proximal to Micron and supply chain companies are going to want to locate here. He stated we are trying to figure out whether to have one or two larger pads for development or 4, 5 or 6 pads of development that would be occupied by supply chain companies. He stated part of the \$15,000 is to figure that out and what is the best use for programming in support of supply chain.

Jeff Davis stated consistent with what the site presents to us, it has an easement that comes across it for OCWA and other things, having an engineering firm come in and lay that out as to what needs to be happen with easement and site features will be important for staff to go out and market the site to other companies.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing a contract with Barton and Loguidice in an amount of \$15,000 for engineering services to provide planning, environmental and engineering regarding Caughdenoy Industrial Park. Motion was carried.

PUBLIC RELATIONS/MARKETING SERVICES – CONTRACT AUTHORIZAITON

Robert Petrovich stated consistent with legal, engineering and other services we RFP for and hiring a stable of firms to help us with various marketing public relation aspects of what this Board does and what this office advances on behalf of economic development, through the RFP process we have stable of firms we can work with. He stated staff has done a review and submitted some proposals from different firms and the recommendation from staff is that ABC Creative would be the best firm to facilitate marketing and PR particularly given the fact that there is a lot activity going on with respect to White Pine and Micron. He stated obviously what this office has already engaged in but other projects that are significant and coming to the area, we feel it is best to have a coordinated and focused message about what the Board is doing, what the IDA is doing, what the economic development office is doing in supporting economic development and the County Executive's agenda across the entire area. He stated it is staff's recommendation that we retain ABC. He stated the office has worked with other firms but we feel ABC is going to meet our needs with respect to programming, with respect to social media and taking a hard look at our website. He stated it's time for us to step up and do something like the Binghamton IDA website who ABC is working with now.

Patrick Hogan asked if the website would be just for Micron. Robert Petrovich stated it will be the IDA website with dropdowns to get information about Micron as necessary. He stated it is more of a holistic marketing and PR approach that we are going to take. He stated we are going to look at potentially doing some interviews, blogs and different things. He stated we are taking the first step on this journey and we need to figure out where that is going to take us but we are excited about this and long overdue.

Susan Stanczyk asked what happened to the contract to redesign the website. Nate Stevens stated we successfully updated the website and it was built to simply transmit and hold required information. He stated our role is very different from a public relations perspective. He stated now it is time to consider things like Instagram, Twitter or LinkedIn presence and integrating these things into one service.

Susan Stanczyk asked if the contract has expired. Nate Stevens stated he believes so.

Janice Herzog stated it is important to have access to that because staff goes out on the road for potential prospects.

Robert Petrovich stated one of the things that has hamstrung us is the fact that our collateral materials and our ability to push people to a website where they can get details and substantive information on what we are trying to do, what their needs would be and be able to bring that together to have a project here. He stated we are a little bit one arm behind the back but never the less successful and this will take us to another level.

Patrick Hogan stated now with Micron this is critical to have independent information that comes from us that is factual because there is a lot of misinformation out there.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract with ABC Creative Marketing Group in an amount not to exceed \$75,000 for public relations/marketing services for OCIDA to communicate the Agency's objectives. Motion was carried.

MICRON ACCESS AGREEMENT

Robert Petrovich stated the access agreement has been requested by Micron to allow them to get on the White Pine site on or about May 1 to commence a geotechnical investigation that will provide information to them beyond what the Agency did on a preliminary nature so they can advance their foundation designs and other critical infrastructure that needs to go in the ground in support of the ultimate design and construction of the fab complex. He stated staff has been

with counsel working to negotiate an access agreement that certainly protects the IDA but also allows them to advance their information gathering. He stated they are going to be working on the main campus, west of Burnet Road, on the geotechnical investigation. He stated the geotechnical investigation will probably be taking them anywhere between 4 to 6 weeks to complete. He stated they are eager to get started and we want to be helpful to facilitate them getting on the site.

Jeff Davis stated in addition to geotech they are doing inspections and due diligence which is consistent with the environmental review done previously. He stated it is a Type 2 action under SEQR and companies are allowed to go out and do inspections and due diligence on properties like this, including geotech. He stated there are some small areas of wetlands delineation they need to complete and some other items they need to accomplish as part of what they are doing for their environmental review. He stated they need people to walk around the site and look at various things. He stated this access agreement is specific. He stated it is specific to various scopes of work they have created and they need to accomplish in order to complete their due diligence and inspections. He stated it requires them to have insurance that protects the IDA. He stated it requires them to provide the Agency notice as to when they are going out. He stated it is not the commencement of construction. He stated it is due diligence work they need to do like any other applicant would need to do on land they are looking to locate a facility on.

Kevin Ryan asked if the access agreement has been negotiated and drafted yet. Jeff Davis stated the access agreement has not been reviewed by Micron yet but it has been prepared on the Agency side. He stated some mapping needed to be provided to them which was just received yesterday. He stated they have provided us with the relative scopes in the areas they need to go on the property. He stated this is consistent with other agreements prepared by the Agency.

Robert Petrovich stated generally speaking the Access Agreement has a sunset of July 31 but if necessary, appropriate and reasonable we would be willing to extend that in order for them to accomplish the remainder of the work they need to do.

Susan Stanczyk asked if the Board is voting on executing the agreement. Jeff Davis stated yes but because this is property OCIDA owns and people will be coming on to it, we thought it would be appropriate to come to the Board to authorize the access and have this discussion. He

stated it is not commencement of construction and it really is necessary and required due diligence.

Upon a motion Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the execution and delivery of an access agreement with Micron in connection with development of White Pine Commerce Park. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 9:34 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 335 MONTGOMERY STREET, 2ND FLOOR, SYRACUSE, NY 13202
 PHONE: 315.435.3770 • FAX: 315.435.3669

March 31, 2023

Revenue / Expense / Income	Current Period	Current YTD	2023 Budget Amount	Current YTD Change to Budget
Operating/Non-Op Revenue	515,427	1,481,781	1,472,880	8,901
Administrative Expense	69,201	148,926	816,000	(667,074)
Operating/Program Expense	91,566	275,265	656,880	(381,615)
Net Ordinary Income	354,660	1,057,590	-	1,057,590

Current Assets	Current YTD	Prior YTD
Total Cash	4,665,662	3,119,651
Less Pass Through Received	-	-
Available Cash	4,665,662	3,119,651
Receivables	722,839	167,163
Grant Reimbursements	-	-
Total	5,388,501	3,286,814

Receivables	
0-120 days	722,839
> 120 days	
Total	722,839

Onondaga County Industrial Development Agency

Profit and Loss

March 2023

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	387,601.90
2116.2 Application Fees	10,000.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	508,713.01
2655 Other Operating Revenue	
2660 FTZ	5,500.00
Total 2655 Other Operating Revenue	5,500.00
Total 500 Operating Revenue	514,213.01
501 Non-Operating Revenue	
2401 Interest Income	1,213.63
501.2 Other Non-Operating Revenue	19,833.85
Total 501 Non-Operating Revenue	21,047.48
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	1,867.00
Total 534 Pilot & Pass Thru Revenue	1,867.00
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$843,693.15
GROSS PROFIT	\$843,693.15
Expenses	
6400 Operating Expense	
6401 Insurance	
6401.1 D&O Insurance	6,148.00
Total 6401 Insurance	6,148.00
6407 Administrative Expense	69,200.68
6408 Meeting Expenses	170.64
6409 Conference Attendance	825.56
6410 Office Expense	3,221.48
6411 Memberships / Sponsorships	1,360.00
Total 6400 Operating Expense	80,926.36
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	4,515.00
6470 WPCP Development	57,940.88
6480 Roth Legal	697.50
Total 6450 Barclay Damon	63,153.38
Total 6440 Legal Fees	63,153.38

Onondaga County Industrial Development Agency

Profit and Loss

March 2023

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	13,684.39
Total 6510 White Pine Commerce Park	13,684.39
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	3,002.50
Total 6530 800 Hiawatha Blvd. West	3,002.50
Total 6500 Agency Program Expenses	16,686.89
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	1,867.00
Total 6605 Pilot & Pass Thru Expenses	1,867.00
Total 6600 Non-Operating Expenses	1,867.00
Total Expenses	\$162,633.63
NET OPERATING INCOME	\$681,059.52
NET INCOME	\$681,059.52

Onondaga County Industrial Development Agency

Balance Sheet

As of March 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	3,780,895.06
200.2 Cash - M & T Money Maker Savings	893,674.88
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	4,665,662.12
Total Bank Accounts	\$4,665,662.12
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	2,061,755.58
Total 380 Accounts Rec.	2,061,755.58
Total Accounts Receivable	\$2,061,755.58
Total Current Assets	\$6,727,417.70
Fixed Assets	
100 Land	
101 White Pines Commerce Park	25,831,128.37
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
101.6 WPCP Marketing	2,954.34
Total 101 White Pines Commerce Park	27,640,827.24
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42

Onondaga County Industrial Development Agency

Balance Sheet

As of March 31, 2023

	TOTAL
Total 100 Land	28,897,172.74
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-3,493.00
213 A/D Buildings	-97,603.00
250 Investment in Real Property	6,180,006.00
Total Fixed Assets	\$34,982,100.74
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$41,711,160.20
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	901,381.57
Total Accounts Payable	\$901,381.57
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	148,925.54
600.102 Due to BD WPCP	42,216.66
600.204 OHB Redev LLC Funds	341,550.50
600.205 Exp Pay Prev Period	13,521.03
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	26,088,187.09
600.31 Accrued Interest - OC Note Payable	2,129.00
Total 600.3 Onondaga County Loan	26,090,316.09
Total 600 Accounts Payable	26,662,122.16
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	1.01
Total 601 PILOT and Pass Thru Payable	1.01
631 Due to Other Governments	
631.1 Towns	
631.15 Salina	-0.81
Total 631.1 Towns	-0.81

Onondaga County Industrial Development Agency

Balance Sheet

As of March 31, 2023

	TOTAL
Total 631 Due to Other Governments	-0.81
Total Other Current Liabilities	\$26,662,122.36
Total Current Liabilities	\$27,563,503.93
Total Liabilities	\$27,563,503.93
Equity	
3900 Equity Unreserved	9,735,808.53
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	1,693,180.11
Total Equity	\$14,147,656.27
TOTAL LIABILITIES AND EQUITY	\$41,711,160.20

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #480
April 13, 2023

GENERAL EXPENSES

1.	<u>CRYSTAL ROCK*</u>	\$	47.72
	Inv#22976721, 3-19-23		
2.	<u>PARK STRATEGIES**</u>	\$	5,000.00
	Inv#'s 16587901, 16587902, April-March 2023		
3.	<u>NATIONWIDE**</u>	\$	33.00
	Commercial Liability Insurance Premium Acct#7J2551		
4.	<u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u>	\$	492.83
	1st Quarter 2023 Copier Reimbursement		
5.	<u>FEDEX</u>	\$	16.60
	Inv#8-079-76627		
6.	<u>BARCLAY DAMON LLP</u>	\$	13,682.35
	OHB Redev LLC, Inv#5228687		
7.	<u>BARCLAY DAMON LLP</u>	\$	2,595.00
	Roth Steel and IDA Legal		
	TOTAL	\$	21,867.50

*Ratification of Check dated March 27, 2023

**Ratification of Checks dated April 3, 2023

RPNY Solar 4, LLC



Project Summary Draft

3/20/2023

1. Project	RPNY Solar 4, LLC	2. Project Number	3101-23-1A
3. Location	5986 Clemons Rd	4. School District	East Syracuse-Minoa Central School District
5. Tax Parcel(s)	005.-10-01.0	6. Project Type	New Construction/Solar
		Village	Village of Minoa

7.Total Project Cost	\$	7,126,990	8. Total Jobs	0
Land	\$	-	8A. Job Retention	0
Site Work	\$	1,015,340	8B: Job Creation	0
Building	\$	2,041,423	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	2,779,079		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	102,400		
Financial Charges	\$	367,000		
Legal Fees	\$	200,000		
Other- Solar Installation Labor	\$	-		

Cost Benefit Analysis

RPNY Solar 4, LLC

Fiscal Impact (\$)

Abatement Cost	\$	462,256
Sales Tax	\$	222,326
Mortgage Tax	\$	46,723
Property Tax Relief (PILOT)	\$	193,206
New Investment	\$	7,292,876
PILOT Payments	\$	352,333
Project Wages (10 years)	\$	-
Construction Wages	\$	435,300
Employee Benefits (10 years)	\$	-
Project Capital Investment	\$	6,505,242
New Sales Tax Generated	\$	-

Project Description

RPNY Solar 4, LLC is proposing a 2.75 MW Solar energy system farm located on 12.4 acres in the Village of Minoa.

RPNY Solar 4, LLC- Draft

3/17/2023

A) PILOTS Estimate Table Worksheet

Current Revenue Generated by
Parcel \$ 2,574

Expected Revenue from the Parcel
if no project occurred \$ 82,436.70

Projected Year 1 Revenue to be
generated as a result of the project: \$11,000

Total Project Cost \$ 7,126,990.26

OCIDA Estimate of Project Value \$ 694,769.80

Projected MW to be generated 2.75
Scheduled PILOT Payments \$ 352,333.30

Year	Onondaga County	Manlius	East Syracuse-Minoa Central School District	Village of Minoa	Total PILOT	Full Tax Payment without PILOT	Net Exemption
	10.90%	8.42%	57.70%	22.99%	100.00%		
2022-2023	\$ 282.69	\$ 218.38	\$ 1,496.69	\$ 575.95	\$ 2,573.71		
1	\$ 1,198.75	\$ 926.04	\$ 6,346.77	\$ 2,528.44	\$ 11,000.00	\$ 5,041.55	\$ (5,958.45)
2	\$ 1,222.72	\$ 944.57	\$ 6,473.70	\$ 2,579.01	\$ 11,220.00	\$ 5,142.38	\$ (6,077.62)
3	\$ 1,247.18	\$ 963.46	\$ 6,603.18	\$ 2,630.59	\$ 11,444.40	\$ 5,245.23	\$ (6,199.17)
4	\$ 1,272.12	\$ 982.73	\$ 6,735.24	\$ 2,683.20	\$ 11,673.29	\$ 5,350.13	\$ (6,323.16)
5	\$ 1,297.56	\$ 1,002.38	\$ 6,869.95	\$ 2,736.86	\$ 11,906.75	\$ 5,457.14	\$ (6,449.62)
6	\$ 1,323.52	\$ 1,022.43	\$ 7,007.34	\$ 2,791.60	\$ 12,144.89	\$ 5,566.28	\$ (6,578.61)
7	\$ 1,349.99	\$ 1,042.88	\$ 7,147.49	\$ 2,847.43	\$ 12,387.79	\$ 5,677.60	\$ (6,710.18)
8	\$ 1,376.99	\$ 1,063.73	\$ 7,290.44	\$ 2,904.38	\$ 12,635.54	\$ 5,791.16	\$ (6,844.39)
9	\$ 1,404.53	\$ 1,085.01	\$ 7,436.25	\$ 2,962.47	\$ 12,888.25	\$ 5,906.98	\$ (6,981.27)
10	\$ 1,432.62	\$ 1,106.71	\$ 7,584.97	\$ 3,021.72	\$ 13,146.02	\$ 6,025.12	\$ (7,120.90)
11	\$ 1,461.27	\$ 1,128.84	\$ 7,736.67	\$ 3,082.15	\$ 13,408.94	\$ 6,145.62	\$ (7,263.32)
12	\$ 1,490.49	\$ 1,151.42	\$ 7,891.41	\$ 3,143.80	\$ 13,677.12	\$ 6,268.53	\$ (7,408.58)
13	\$ 1,520.30	\$ 1,174.45	\$ 8,049.24	\$ 3,206.67	\$ 13,950.66	\$ 6,393.90	\$ (7,556.76)
14	\$ 1,550.71	\$ 1,197.94	\$ 8,210.22	\$ 3,270.81	\$ 14,229.67	\$ 6,521.78	\$ (7,707.89)
15	\$ 1,581.72	\$ 1,221.90	\$ 8,374.43	\$ 3,336.22	\$ 14,514.27	\$ 6,652.22	\$ (7,862.05)
16	\$ 1,613.36	\$ 1,246.33	\$ 8,541.91	\$ 3,402.95	\$ 14,804.55	\$ 6,783.88	\$ 27,055.32
17	\$ 1,645.63	\$ 1,271.26	\$ 8,712.75	\$ 3,471.01	\$ 15,100.64	\$ 6,915.57	\$ 27,596.43
18	\$ 1,678.54	\$ 1,296.69	\$ 8,887.01	\$ 3,540.43	\$ 15,402.66	\$ 7,047.26	\$ 28,148.36
19	\$ 1,712.11	\$ 1,322.62	\$ 9,064.75	\$ 3,611.23	\$ 15,710.71	\$ 7,178.95	\$ 28,711.33
20	\$ 1,746.35	\$ 1,349.07	\$ 9,246.04	\$ 3,683.46	\$ 16,024.92	\$ 7,310.64	\$ 29,285.55
21	\$ 1,781.28	\$ 1,376.05	\$ 9,430.96	\$ 3,757.13	\$ 16,345.42	\$ 7,442.33	\$ 29,871.26
22	\$ 1,816.90	\$ 1,403.57	\$ 9,619.58	\$ 3,832.27	\$ 16,672.33	\$ 7,574.02	\$ 30,468.69
23	\$ 1,853.24	\$ 1,431.65	\$ 9,811.97	\$ 3,908.92	\$ 17,005.78	\$ 7,705.71	\$ 31,078.06
24	\$ 1,890.31	\$ 1,460.28	\$ 10,008.21	\$ 3,987.09	\$ 17,345.89	\$ 7,837.40	\$ 31,699.62
25	\$ 1,928.11	\$ 1,489.48	\$ 10,208.38	\$ 4,066.84	\$ 17,692.81	\$ 7,969.09	\$ 32,333.62
	\$ 38,396.28	\$ 29,661.48	\$ 203,288.87	\$ 80,986.67	\$ 352,333.30	\$ 545,539.57	\$ 193,206.27

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



2/23/2023

Mr. Robert Petrovich
Onondaga County IDA 335
Montgomery Street, 2nd
Floor
Syracuse, NY 13202

RE: RPNY Solar 4 PILOT Application

Dear Mr. Petrovich,

Renewable Properties is pleased to submit an updated Application for Benefits for our RPNY Solar 4, AKA "Clemons Road," Solar Project for your review and consideration. The Clemons Road Solar Project (Project) is small-scale, 2.75 MWac community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road in the Village of Minoa, NY; (APN 005.-10-01.0). The Project company has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

During the construction period, the Project will create up to 30 full-time construction jobs. We are aware of OCIDA's local labor requirements and are working with our engineering, procurement, and construction (EPC) prime contractor towards the 100% local labor requirement.

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/use can make that representation. PILOT payments with a 2% contractual escalator will total \$ 11,000/year for base year up to \$17,692 in year 25 for a total of \$352,333 in payment in lieu of taxes.

Letters of support for the proposed PILOT have been obtained from the Village of Minoa, the Town of Manlius, the East Syracuse Minoa Central School District, and the Onondaga County Legislature and have been attached to this application.

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114
www.renewprop.com



We appreciate the Board's comments at the February 9, 2023 meeting regarding the original application. The Project is committed to using to using local labor and has removed the request for a waiver at this time. We look forward to your review of this application and welcome any comments or questions you may have.

Sincerely,

RENEWABLE PROPERTIES

Anthony Bell

Anthony Bell
Permitting Manager

Application Materials Enclosed:

1. OCIDA Benefits Application
2. Project Narrative and Description
3. Approved Project Site Plan
4. Parcel PDD figure
5. FEAF
6. SEQR Determination
7. Village of Minoa Approval Resolutions
8. Taxing Jurisdictions PILOT Letters of Support
9. Lease Agreement
10. Project Decommissioning Plan

Cc:

Robert Panasci, Esq., Young Sommer
Stephanie Loucas, Renewable Properties
Nancy Lowery, OCIDA



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
6. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
7. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
8. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.
9. A complete Application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan

- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

10. This Application was adopted by the OCIDA Board on January 18, 2022.

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

Return to:

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

Section I: Applicant Information

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

Submittal Date: _____

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: [Click here to enter text.](#) _____

Applicant/ Project Operator Address: _____

Phone: _____ Fax: _____

Website: _____ E-mail: _____

Federal ID#: _____ NAICS: _____

State and Year of Incorporation/Organization: _____

Owner (if different from Applicant/Project Operator): _____ Owner Address:

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner: _____

B) Individual Completing Application:

Name: _____

Title: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: _____

State in which Organization is established: _____

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

Name

% of ownership

G) Applicant Business Description:

Estimated % of sales within Onondaga County: _____

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

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

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

(*Percentage to equal 100%)

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

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☐ No

2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☐ No

3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐ Yes ☐ No

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

☐ Yes ☐ No

Section II: Project and Site Information

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

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Full Market Value: _____ Footage of Existing Building: _____

Census Tract: _____

B) Type (Check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Expansion/Addition to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of existing facility | <input type="checkbox"/> LEED Certification |
| <input type="checkbox"/> Housing Project | <input type="checkbox"/> Demolition and Construction |
| <input type="checkbox"/> Renewable Energy Project | <input type="checkbox"/> Acquisition of existing facility/property |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☐ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (vi) describe your method for site control (Own, lease, other).

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

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

- | | |
|--|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail (see page 14) |
| <input type="checkbox"/> Housing Project (see page 17) | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Use Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Renewable Energy Project (see page 15) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

Not Applicable

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

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

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

☐ Yes ☐ No

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

See attached project narrative

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☐ Yes. What is the status? ☐ No. When will the plans be submitted?

2. Has the project received site plan approval from the town or local planning board?
☐ Yes ☐ No
3. If no, what is the anticipated approval date? _____
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
 - a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
 - b. Have any environmental issues been identified on the property?
☐ Yes ☐ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition		0.00%	
Site Work/Demo		87.14%	
Building Construction & Renovation		43.20%	
Furniture & Fixtures		0.00%	
Equipment*		7.57%	
Engineering/Architect		9.47%	
Financial Charges		0.00%	
Legal		0.00%	
Other		0.00%	
Management/Developer Fees		0.00%	
Total Project Cost		27.88%	

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

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

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

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

E) Financial Assistance sought (estimated values):

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

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

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

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

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

\$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☐No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
 - ☐ Yes. Please provide copy.
 - ☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes. Please provide copy.
 - ☐ No
6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

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

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

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

In consideration of the extension of financial assistance by the Agency RPNY Solar 4, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 1/11/2023 (date).

Company: RPNY Solar 4, LLC

Representative for Contract: Stephanie Loucas

Address: 879 Sanchez St City: San Francisco State: CA Zip: 94114

Phone: (207) 370-1343 Email: stephanie@renewprop.com

Project Address: 5986 Clemons Rd City: Village of Minoa State: NY Zip: 13057

General Contractor: Unted Renewable Energy, LLC

Contact Person: Amber Penland

Address: 410 Peachtree Parkway Ste 4245-67 City: Cumming State: GA Zip: 30041

Phone: 828-707-6056 Email: amber@u-renew.com

Authorized Representative: Amber Penland Title: Executive Vice President Operations

Signature: Amber Penland

Digitally signed by Amber Penland
Date: 2023.02.08 13:24:20 -05'00'

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

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

Section X: Recapture of Tax Abatement/Exemptions

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

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

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

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

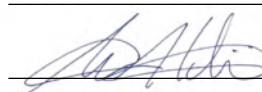
Agency Legal Counsel & Auditor

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

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

Name of Applicant Company _____

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XII: Representations, Certifications, and Indemnification

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

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

- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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

Name of Applicant Company:

RPNY Solar 4, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Aaron Halimi

Date: 1/11/23

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

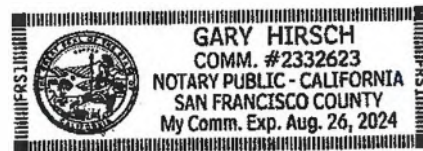
Aaron Halimi, being first duly sworn, deposes and says:

1. That I am the President (Corporate Officer) of RPNY Solar 4, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 20 day of Jan, 2023


(Notary Public)



End of Application

Rev 1.18.22

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114

www.renewprop.com



RPNY Solar 4, LLC

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

ATTACHMENTS

PROJECT NARRATIVE & DESCRIPTION



**RPNY Solar 4
Clemons Road Solar Project
Project Narrative & Description**

Project Site

The Clemons Road Solar Project (Project) is small-scale community solar energy generating facility that will be located on approximately 12.4 acres of a 41.9-acre parcel. The subject parcel is located at 5986 Clemons Road (APN 005.-10-01.0) in the Village of Minoa, NY, and is currently vacant with no active uses. The Project's parent company, Wildcat Renewables, LLC, has entered into a long-term lease agreement with the property owner, RC Raimondo Properties, LLC (copy of lease agreement attached), which will be transferred to RPNY Solar 4, LLC. The Project will generate 2.75 megawatts (MW) of alternating current (AC) emission-free, clean, renewable power.

The Applicant

RPNY Solar 4, LLC is an affiliate and subsidiary of Wildcat Renewables, LLC, a subsidiary of Renewable Properties, LLC. Renewable Properties is a national developer, financier, owner, and operator of community solar PV and energy storage projects across the country. The company currently has a development pipeline of over 600 megawatts across 12 states, with over a dozen projects in development or operating in New York alone.

Municipal Approvals

A full environmental assessment form (FEAF) was completed by the Project team and submitted to the Town of Manlius in December of 2021 (FEAF attached). The Village of Minoa Board of Trustees declared their intent to serve as SEQRA lead agency, classified the Project as an Unlisted Action pursuant to SEQRA and declared to conduct an uncoordinated SEQRA review of the Unlisted Action at their meeting on February 4, 2022. At their September 6, 2022, meeting, the Village of Minoa Board of Trustees issued a Negative Declaration of Significant Adverse Impact as SEQRA lead agency for the proposed Project (a copy is attached). The Project was approved to be rezoned as a Planned Development District (PDD) allowing for solar development on approximately 14.2 acres of the larger, 41.9-acre parcel (PDD graphic included). The Project received Site Plan approval from the Village of Minoa Board of Trustees on October 17, 2022 (approving resolutions attached).

Project Description

The Project will interconnect to National Grid's existing electrical distribution system, which is located on site. The power generated from this facility will be sold to consumers via the state's Community Distributed Generation program (commonly called community solar). This program allows customers to directly offset their energy use with local solar power while saving money on their electrical bills. According to National Energy Laboratory, only 27% of all homes in the United States can install solar panels. This statistic indicates 73% of the country's population is denied access to renewable energy. Community solar provides utility savings and renewable energy access to businesses and residents that cannot install solar panels on their building because of a lack of financial means, or because of a physical barrier to installation. Community solar lowers the barriers of access to renewable energy, making it attainable for all local residents. The Project will generate an estimated 4,842,000 kWhrs of pollution-free electricity annually, supplying roughly 432 local residences. Additionally, the Project will generate community solar credits for ninety cents on the dollar which will be credited to residents' utility invoices. Both residential and commercial customers can take advantage of the savings.

The Project will utilize approximately 6,427 modules and roughly 22 string inverters which convert the sun's energy into usable AC power. Single-access tracking technology will be utilized to allow the modules to

Renewable Properties, LLC

879 Sanchez Street
San Francisco, CA 94114

www.renewprop.com



efficiently track the sun throughout the day and maximize the efficiency of solar collection. The modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers.

The Project will provide electric utility cost savings for Onondaga County residents and businesses. The Project will also result in increased revenues to the county and local municipal tax base, payments to the local hospitality industry, purchase of local supplies and goods, and lease revenues to the participating landowner.

During the construction period, the Project will create up to 30 full-time construction jobs. We are aware of OCIDA's local labor requirements and are working with our engineering, procurement, and construction (EPC) prime contractor towards the 100% local labor requirement.

OCIDA Benefits Statement

RPNY Solar 4 requests this PILOT because our financial modeling indicates the Project would not be feasible otherwise. Although projects of this size offer outsized community benefits, their relatively small footprint mean less of an ability to take advantage of the economies of scale available to larger projects. For those reasons, a \$4,000/MW PILOT is essential to bringing this opportunity and benefits to Onondaga County.

It should be noted that tax revenue from community solar systems have a 100% net benefit to the tax base. The Project will not burden municipal resources in any manner and therefore the tax proceeds generated from the existence of the Project have a 100% reduction on municipal expenses. Moreover, the Project will still pay any applicable special district taxes. It is respectfully submitted that almost no other applicant or taxpayer/use can make that representation. PILOT payments with a 2% contractual escalator will total \$ 11,000/year for base year up to \$17,692 in year 25 for a total of \$352,333 in payment in lieu of taxes.

Letters of support for the proposed PILOT have been obtained from the Village of Minoa, the Town of Manlius, the East Syracuse Minoa Central School District, and the Onondaga County Legislature and have been attached to this application.

We are excited to work with the Onondaga County Industrial Development Agency and advance this Project through to commercial operation.

Sincerely,

RENEWABLE PROPERTIES

PROJECT SITE PLAN



280 East Broad Street // Suite 200 // Rochester, NY 14604
585.232.5135 / 585.232.4652 fax
www.bergmannpc.com

OWNER: RC RAIMONDO PROPERTIES, LLC

APPLICANT: RPNY SOLAR 4, LLC



5986 CLEMONS RD
VILLAGE OF MINOA
ONONDAGA COUNTY, NY

CLEMONS RD
SOLAR FARM PROJECT
FINAL SITE PLAN

PROJECT CONTACT LIST			DRAWING INDEX																		
<div>OWNER: - RC RAIMONDO PROPERTIES, LLC - 46 PIER 7 CHARLESTOWN, MA 02129</div> <div>ARCHITECT: - TBD</div> <div>ELECTRICAL ENGINEER: - TBD</div> <div>APPLICANT: - RENEWABLE PROPERTIES, LLC AND ITS AFFILIATE: RPNY SOLAR 4, LLC - 879 SANCHEZ ST SAN FRANCISCO, CA 94114 - CONTACT: STEPHANIE LOUCAS - PHONE: 415-710-3834</div> <div>STRUCTURAL ENGINEER: - TBD</div> <div>MECHANICAL ENGINEER: - TBD</div> <div>CIVIL ENGINEER: - BERGMANN - 280 EAST BROAD STREET SUITE 200 ROCHESTER, NY 14604 - CONTACT: DAVID PLANTE - PHONE: 585.232.5135</div>			<div>C000COVER SHEET</div> <div>C001GENERAL NOTES</div> <div>C002AREA PARCEL PLAN</div> <div>C003EXISTING CONDITIONS PLAN</div> <div>C004OVERALL SITE PLAN</div> <div>C005SITE PLAN</div> <div>C006EROSION & SEDIMENT CONTROL PLAN</div> <div>C007GRADING PLAN</div> <div>C008 - C011DETAILS I - DETAILS IV</div>		<div><div>APPROVED BY: OWNER DATE: _____</div><div>APPROVED BY: VILLAGE MAYOR FOR PUD APPROVAL DATE: _____</div><div>APPROVED BY: PLANNING BOARD CHAIRMAN DATE: _____</div><div>APPROVED BY: DIRECTOR OF ENGINEERING AND PLANNING DATE: _____</div><div>APPROVED BY: DIRECTOR OF BUILDING AND FIRE PREVENTION DATE: _____</div><div>APPROVED BY: FIRE MARSHAL DATE: _____</div></div> <div><table><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>3/23/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/14/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>4/22/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>6/2/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>8/30/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr><tr><td>10/13/2022</td><td>REVISED PER VILLAGE COMMENTS</td></tr></table><div></div></div>			DATE	DESCRIPTION	3/23/2022	REVISED PER VILLAGE COMMENTS	4/14/2022	REVISED PER VILLAGE COMMENTS	4/22/2022	REVISED PER VILLAGE COMMENTS	6/2/2022	REVISED PER VILLAGE COMMENTS	8/30/2022	REVISED PER VILLAGE COMMENTS	10/13/2022	REVISED PER VILLAGE COMMENTS
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PROJECT LOCATION MAP: 1" - 1000'			PROJECT TOPOGRAPHIC MAP: 1" - 1000'																		

FINAL
1/31/2022
14919.11

M:\Renewable Properties, LLC\014019.11 Renewable Properties-RPNY Clemons Rd Sol\4.0 Dwg\4.1 Civil\001-General Notes and Legend.dwg
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SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD TO INCLUDE PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTOR, AND SUB-CONTRACTORS PRIOR TO LAND DISTURBING ACTIVITIES.
2. CONSTRUCT CONSTRUCTION ENTRANCE/EXIT AT LOCATIONS DESIGNATED ON PLANS.
3. INSTALL PERIMETER SILT SOCK.
4. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. BEGIN CLEARING AND GRUBBING OPERATIONS. CLEARING AND GRUBBING SHALL BE DONE ONLY IN AREAS WHERE EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE CONSTRUCTION IS PLANNED TO COMMENCE WITHIN 14 DAYS AFTER CLEARING AND GRUBBING.
6. STRIP TOPSOIL ONLY IN AREAS OF EARTHWORK AND STOCKPILE IN A LOCATION ACCEPTABLE TO CONSTRUCTION MANAGER. WHEN STOCKPILE IS COMPLETE, INSTALL PERIMETER SILT FENCE, SEED SURFACE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2-4 LBS. PER 1000 SF. APPLY 90-100 LBS PER 1000 SF OF MULCH.
7. COMMENCE EARTHWORK CUT AND FILLS. THE WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL EARTH FOR ROUGH GRADING AND EARTH MOVING. THE CONTRACTOR WILL BE GIVEN SOME LATITUDE TO VARY FROM THE FOLLOWING SCHEDULE IN ORDER TO MEET THE FIELD CONDITIONS ENCOUNTERED. CONTRACTOR SHALL REVIEW VARIATIONS TO SWPPP WITH DESIGN ENGINEER AND QUALIFIED PROFESSIONAL PRIOR TO IMPLEMENTATION.
8. AS ROADWAY AND ACCESS DRIVES ARE BROUGHT TO GRADE, THEY WILL BE STABILIZED WITH CRUSHED STONE SUBBASE AT A DEPTH SPECIFIED ON PLANS TO PREVENT EROSION AS SOON AS PRACTICABLE.
9. STABILIZE ALL AREAS AS SOON AS PRACTICABLE, IDLE IN EXCESS OF 7 DAYS AND IN WHICH CONSTRUCTION WILL NOT RECOMMENCE WITHIN 14 DAYS.
10. INSTALL UTILITIES. TRENCH EXCAVATION/BACKFILL AREAS SHOULD BE STABILIZED PROGRESSIVELY AT THE END OF EACH WORKDAY WITH SEED AND STRAW MULCH AT A RATE OF 100% PERENNIAL RYE GRASS AT 2-4 LBS/1000 SF MULCHED AT 90-100 LBS/1000 SF.
11. FINALIZE LIMITED USE GRAVEL ACCESS ROAD ACCORDING TO THE FINAL SITE PLANS.
12. REMOVE TEMPORARY CONSTRUCTION EXITS AND PERIMETER SILT FENCE ONCE SITE HAS ACHIEVED 80% UNIFORM STABILIZATION.

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 1, 2020 AND ANY SUBSEQUENT APPENDICES.

WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. ALL FUELS, OILS, AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE PLAN PRIOR TO THE START OF ANY EXCAVATION WORK. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND THE GOVERNING MUNICIPAL REQUIREMENTS.
2. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER REPLACE TOPSOIL TO A MINIMUM 6" DEPTH WITH TOPSOIL OR AMENDED SOIL. ALL DISTURBED AREAS TO BE SEEDED TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
3. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS", NETTING OR LIQUID MULCH BINDER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATIVE COVER HAS BEEN ACHIEVED.
5. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL OR AMENDED TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
7. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
10. DUST SHALL BE CONTROLLED BY WATERING.
11. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
12. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT THE PROJECT AT THE END OF EACH WORK WEEK AND PROVIDE A REPORT AT LEAST ONCE PER WEEK.
2. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL MANUAL, THE COUNTY HEALTH DEPARTMENT, AND THE VILLAGE OF MINOA REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
4. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 6" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDDED AS DIRECTED BY THE CONSTRUCTION MANAGER TO PROMOTE VEGETATION AS SOON AS PRACTICABLE.
5. IF THE SEASONS PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE "STANDARDS".
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE 80% UNIFORM VEGETATION HAS BEEN ACHIEVED.
7. ALL EROSION CONTROL MEASURES ARE TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED WHEN THEY HAVE REACHED THE DESIGN LIFE INDICATED IN THE NYS GUIDELINES FOR URBAN EROSION SEDIMENT CONTROL DESIGN MANUAL OR EVERY THREE MONTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL AND EROSION CONTROL STRUCTURES THROUGHOUT CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE FINISH GRADED TO PROMOTE VEGETATION ON ALL EXPOSED AREAS AS SOON AS PRACTICABLE. STABILIZATION PRACTICES (TEMPORARY/PERMANENT SEEDING, MULCHING, GEOTEXTILES, ETC.) MUST BE IMPLEMENTED WITHIN SEVEN (7) DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND NOT EXPECTED TO RESUME WITHIN FOURTEEN (14) DAYS.
11. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ALL CONSTRUCTION DEBRIS AND SEDIMENT SPOILS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
14. EROSION CONTROL MEASURES SHOULD BE RELOCATED INWARD AS PERIMETER SLOPE CONSTRUCTION PROGRESSES AND RECONSTRUCTED TO THE NYS STANDARDS & SPECIFICATION AT THE END OF EACH DAY.
15. PERIMETER AREAS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT MINIMUM AT THE END OF EACH WEEK WITH 100% PERENNIAL RYEGRASS MIX AT A RATE OF 2-4 LBS PER 1000 SF AND MULCH 90-100 LBS PER 1000 SF OF WEED FREE STRAW.
16. SLOPE TRACKING SHALL BE IMPLEMENTED ON ALL SLOPE 1 ON 3 OR GREATER AT THE END OF EACH WORK DAY AND PRIOR TO FINAL SLOPE GRADING AND STABILIZATION.

SITE STABILIZATION:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH.
3. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENTS MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ALONG THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.
4. BEFORE SEEDING IS APPLIED THE CONTRACTOR SHALL SPREAD SOIL TO PREVENT PONDING AND CONFIRM THAT SOIL WILL SUSTAIN THE SEED GERMINATION AND ESTABLISHMENT OF VEGETATION.
5. GRADED AND/OR COMPACTED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. COMPACTED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES, ALONG CONTOUR WHEREVER POSSIBLE, PRIOR TO SEEDING.
6. TOPSOIL OR AMENDED SOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A MINIMUM DEPTH OF 6 INCHES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS.
7. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
8. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE ½" TO ¾". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE.
9. POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 45° F ARE TYPICALLY REQUIRED. APPLICATION SHOULD GENERALLY BE HEAVIEST AT EDGES OF SEEDED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT LOSS BY WIND. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. APPLYING STRAW AND BINDER TOGETHER IS GENERALLY MORE EFFECTIVE.
10. SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
11. MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING. LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.
13. LIME, FERTILIZER, SEED, AND MULCH DISTURBED AREAS PER THE EROSION AND SEDIMENT CONTROL PLANS. IN AREAS OF STEEP SLOPES OR OBVIOUS AREAS WHERE POTENTIAL EROSION MAY OCCUR, AN EROSION CONTROL MAT OR FLEXIBLE GROWTH MEDIUM (FGM) SHALL BE USED. FGM SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS.
14. ONCE A SECTION OF THE ALIGNMENT HAS BEEN STABILIZED, NO CONSTRUCTION TRAFFIC SHALL OCCUR TO REMOVE ANY BMP'S UNTIL THE SECTION HAS ACHIEVED 80% PERENNIAL VEGETATIVE COVER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NONVEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

CLEMONS RD SOLAR FARM: ENVIRONMENTAL IMPACTS

ENVIRONMENTAL FEATURE	TOTAL AREA	AREA OF IMPACT	
		TEMPORARY	PERMANENT
WETLAND	23.0 AC	0 AC	0 AC
NYSDEC WETLAND 100' BUFFER	5.3 AC	1.3 AC	1.3 AC
FLOODPLAIN	26.2 AC	0 AC	0 AC
STREAM	0 LF	0 LF	0 LF

RPNY SOLAR 4, LLC

CLEMONS RD
SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

www.bergmannpc.com

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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

GENERAL NOTES

C001

M:\Renewable Properties\RPNY\Clemons Rd Sol\4.0 Dwg\4.1 Civil\002-Area Parcel Plan.dwg 10/14/2022 10:20 AM Page61



PROPERTY ID	OWNER	TAX ID	ADDRESS	MUNICIPALITY	ZONE
1	HOME OWNERS ASSOCIATION	067-04-15.0	CORNFLOWER WAY	TOWN OF MANLIUS	R-3
2	HOME OWNERS ASSOCIATION	067-01-54.1	6007 CLEMONS RD	TOWN OF MANLIUS	R-3
3	EASTMAN, CHRISTOPHER C. & JILLIAN L.	067-01-53.0	7420 RICHMOND RD	TOWN OF MANLIUS	R-A
4	BARTOLO, HOWARD J. & PATRICIA M.	067-01-52.0	423 RICHMOND RD	TOWN OF MANLIUS	R-A
5	RACE IRREVOCABLE TRUST CLARICE MCCARTHY MARY	067-01-83.0	BAIRD ST	TOWN OF MANLIUS	R-A
6	HRYPINCZAK, ERIC M. & CHEN, JOY J.	005-04-03.0	101 FOREST VIEW LN	VILLAGE OF MINOA	R-A
7	CUSHMAN, JORDAN W. & CAPSTRAW, KARA N.	005-02-01.0	100 NORBERT PL	VILLAGE OF MINOA	R-A
8	STAJANO, MARIA A. & RALPH V.	04-07-04.3	527 BAIRD ST	VILLAGE OF MINOA	R-B

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
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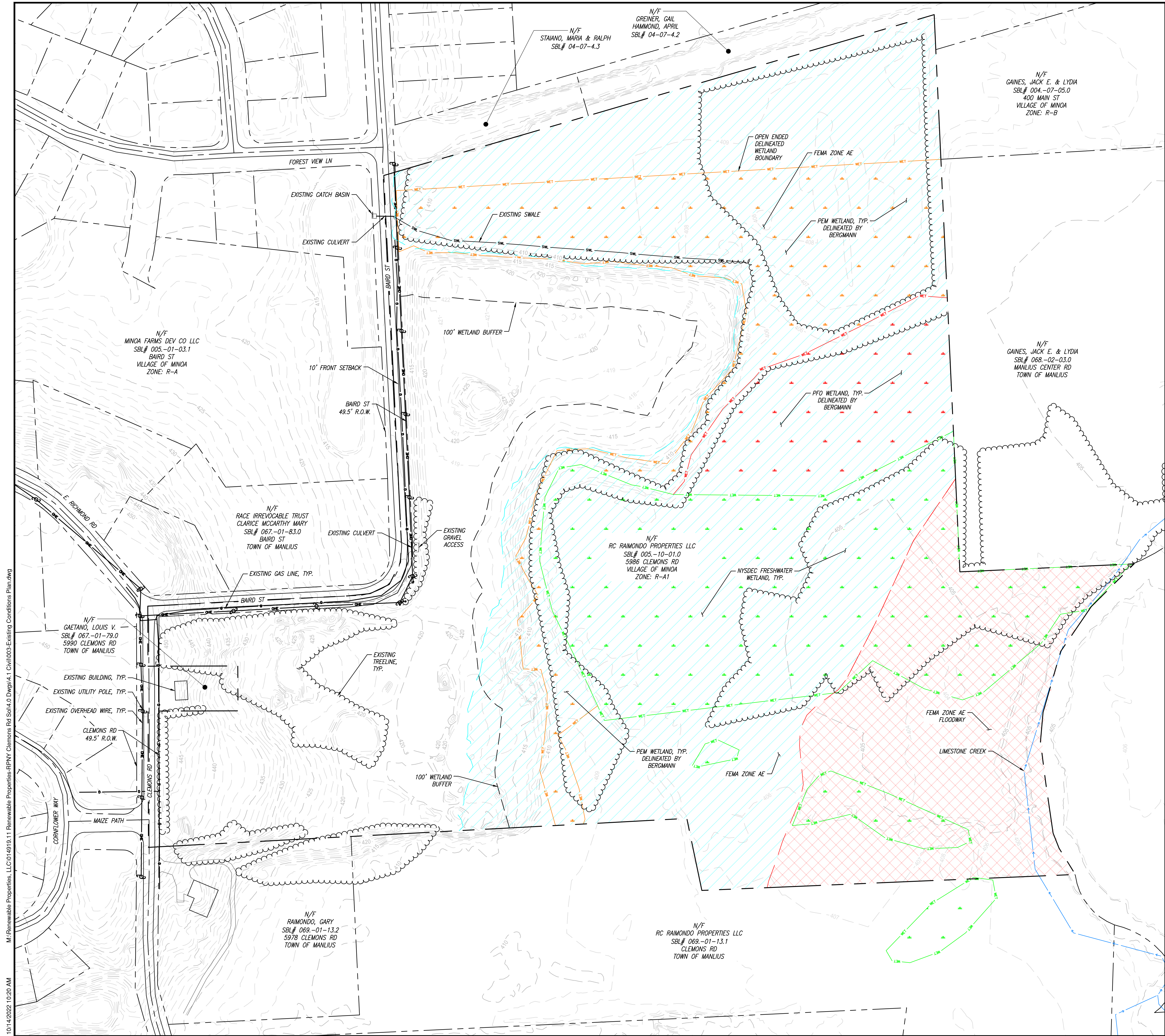
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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Revises:	Project Number:
1/31/2022	14919.11

AREA PARCEL PLAN

Drawing Number:

C002



LEGEND

MONUMENT FOUND	WASH LIGHT
REBAR FOUND	TELEPHONE JUNCTION BOX
PIPE FOUND	FIBER OPTIC LINE MARKER
ONE POST SIGN	UTILITY POLE
TWO POST SIGN	GUY WIRE
BOLLARD/POST	SIGNAL POLE
DOWNSPOUT	TRAFFIC CONTROL CABINET
ELECTRICAL BOX	RECTANGULAR HANDHOLE
ELECTRIC METER	ROUND HANDHOLE
TRANSFORMER	SQUARE HANDHOLE
GAS VALVE	HYDRANT
GAS METER	WATER VALVE
LIGHTPOLE (ONE HEAD)	FIRE DEPARTMENT CONNECTION
LIGHTPOLE (TWO HEAD)	CLEAN OUT
LIGHTPOLE (THREE HEAD)	CATCH BASIN
LIGHTPOLE (FOUR HEAD)	INLET DRAINAGE MANHOLE
LIGHTPOLE (PEDESTAL)	SANITARY MANHOLE
	ELECTRIC MANHOLE

PROPERTY LINE	WETLAND - PALUSTRINE EMERGENT
ADJOINING PROPERTY LINE	WETLAND - PALUSTRINE FORESTED
SETBACK LINE	WETLAND - NYSDEC FRESHWATER WETLAND MAN-7
STREAM	FEMA ZONE AE
OVERHEAD UTILITY WIRE	FEMA ZONE AE FLOODWAY
NATURAL GAS PIPELINE	
EDGE OF PAVEMENT	
ROAD CENTERLINE	
EDGE OF GRAVEL	
GUARDRAIL	
EXISTING TREELINE	

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CLEMONS RD SOLAR FARM

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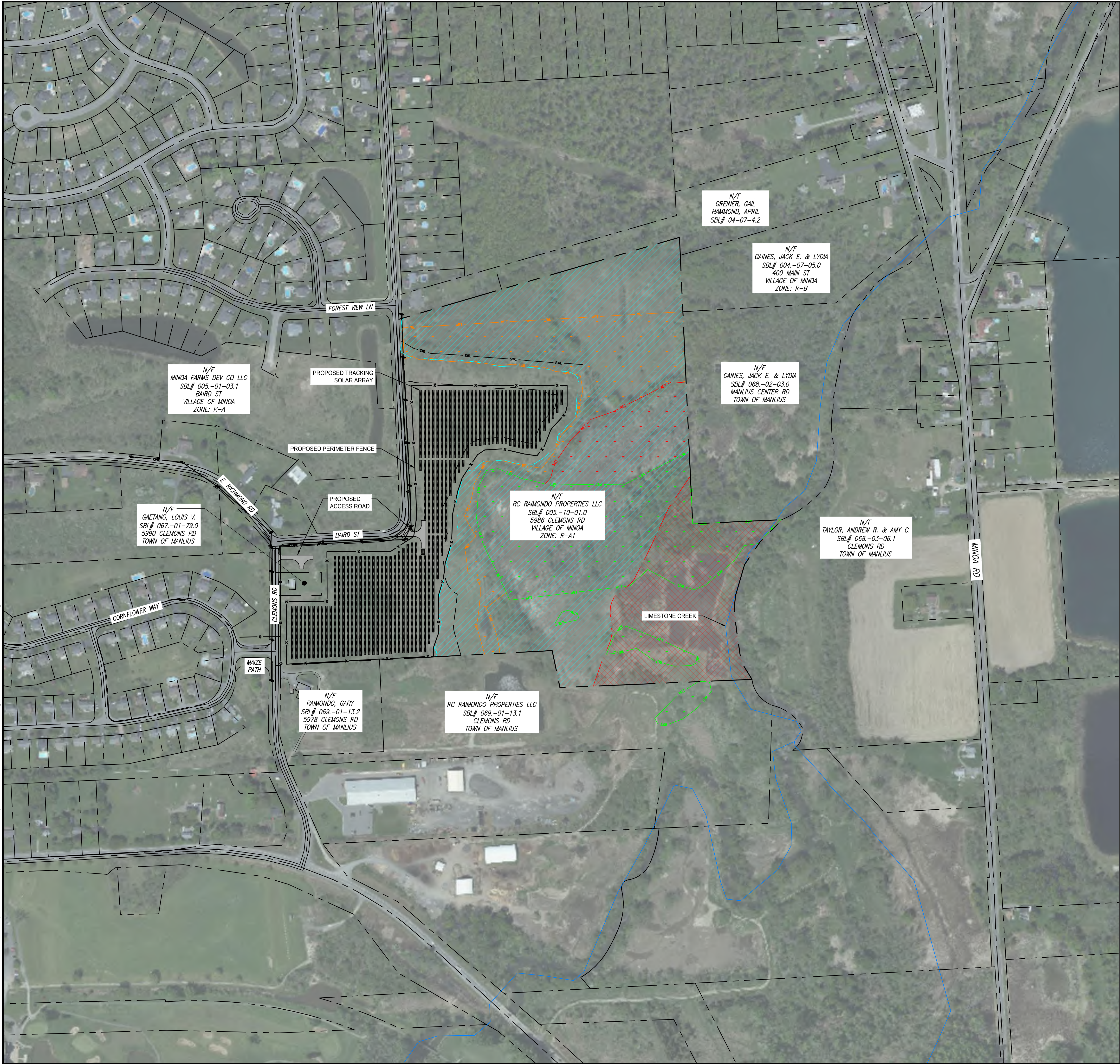
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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
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1/31/2022	14919.11

EXISTING CONDITIONS PLAN

Drawing Number:

C003



LEGEND

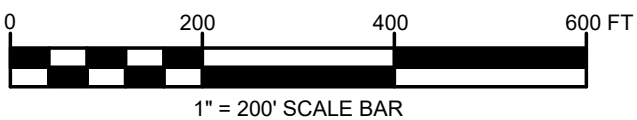
- MONUMENT FOUND
- REBAR FOUND
- PIPE FOUND
- ONE POST SIGN
- TWO POST SIGN
- BOLLARD/POST
- DOWNSPOUT
- ELECTRICAL BOX
- ELECTRIC METER
- TRANSFORMER
- GAS VALVE
- GAS METER
- LIGHTPOLE (ONE HEAD)
- LIGHT POLE (TWO HEAD)
- LIGHT POLE (THREE HEAD)
- LIGHT POLE (FOUR HEAD)
- LIGHT POLE (PEDESTAL)
- WASH LIGHT
- TELEPHONE JUNCTION BOX
- FIBER OPTIC LINE MARKER
- UTILITY POLE
- GUY WIRE
- SIGNAL POLE
- TRAFFIC CONTROL CABINET
- RECTANGULAR HANDHOLE
- ROUND HANDHOLE
- SQUARE HANDHOLE
- HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- CATCH BASIN
- INLET DRAINAGE MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINE
- STREAM
- OVERHEAD UTILITY WIRE
- EDGE OF PAVEMENT
- ROAD CENTERLINE
- EDGE OF GRAVEL
- GUARDRAIL
- EXISTING TREELINE
- WETLAND - PALUSTRINE EMERGENT
- WETLAND - PALUSTRINE FORESTED
- WETLAND - NYSDEC FRESHWATER WETLAND MAN-7
- FEMA ZONE AE
- FEMA ZONE AE FLOODWAY

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	3,470.58 KW
MODULE MANUFACTURER	ASTRONERGY SOLAR
MODULE MODEL	CHSM72M(DG)/F-BH
MODULE RATING	540 W
TOTAL MODULE QTY	6427
RACKING	ATI HSAT
INTER-ROW SPACING	11.1'
PITCH	18.5'
GCR	40%
SITE AREA INSIDE FENCE	12.4 AC

SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "PDD" PLANNED DEVELOPMENT DISTRICT	
PROPOSED USE, SOLAR ENERGY SYSTEM	
PARCEL 005-10-01.0	
VILLAGE OF MINOA, COUNTY OF ONONDAGA	
STATE OF NEW YORK	
APPLICANT: RPNY SOLAR 4, LLC 897 SANCHEZ ST SAN FRANCISCO, CA, 94114 STEPHANIE@RENEWPROP.COM	OWNER(S) OF RECORD: RC RAIMONDO PROPERTIES LLC 46 PIER 7 CHARLESTOWN, MA, 02129
PLANS PREPARED BY: BERGMANN 280 EAST BROAD STREET, SUIT 200 ROCHESTER, NY, 14604 (585)498-7877	
DESCRIPTION	PROPOSED
MIN. LOT SIZE	10 ACRES
MIN. FRONT YARD SETBACK	45 FT
MIN. SIDE YARD SETBACK	10 FT
MIN. REAR YARD SETBACK	10 FT
MAX. HEIGHT LIMIT	15 FT
MAX. LOT COVERAGE	35%



RPNY SOLAR 4, LLC

CLEMONS RD
SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

www.bergmannpc.com

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4/22/2022	REVISED PER VILLAGE COMMENTS
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8/30/2022	REVISED PER VILLAGE COMMENTS



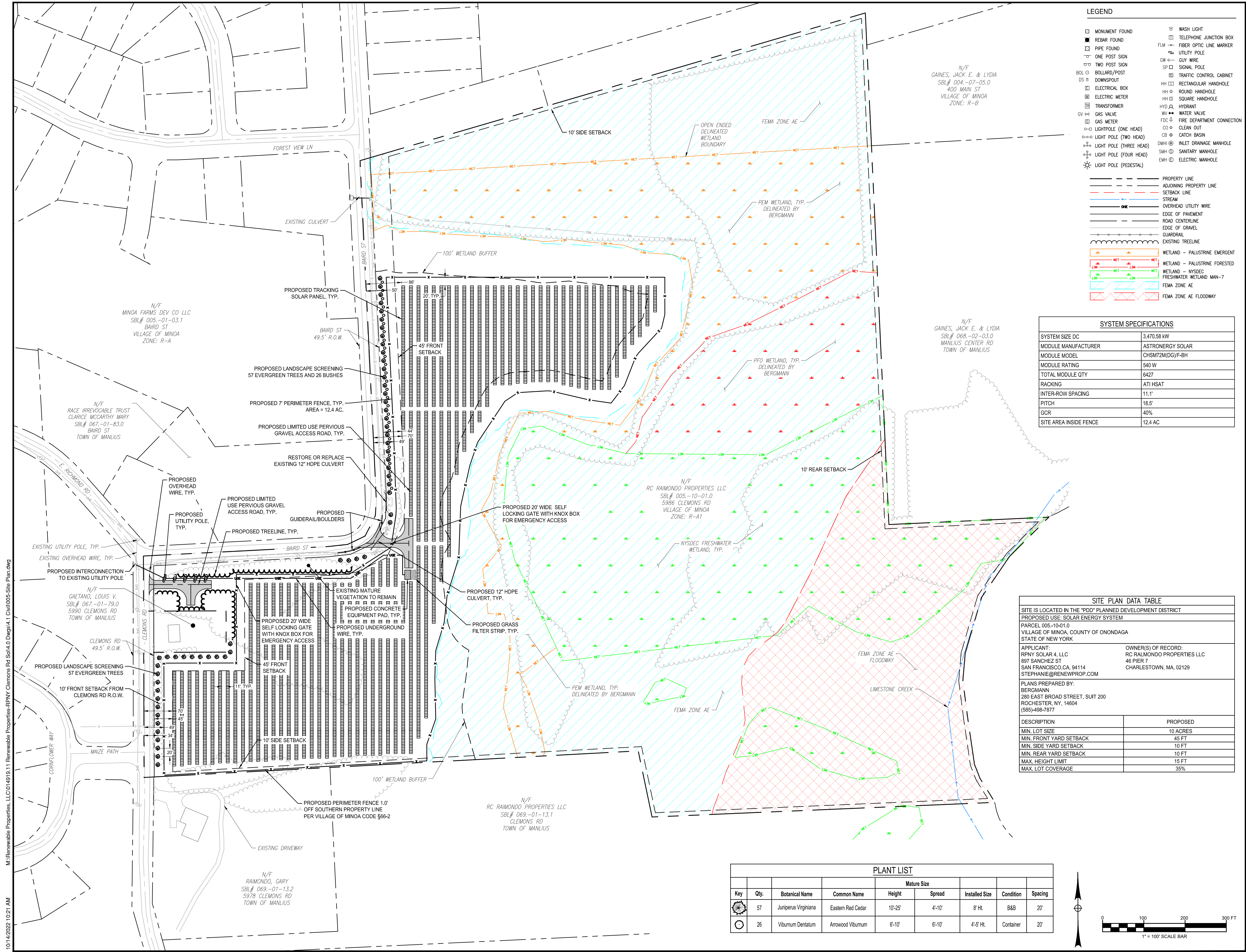
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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

OVERALL SITE
PLAN

Drawing Number:

C004



RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

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VILLAGE OF MINOA



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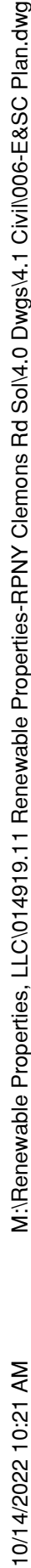


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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Revisions:	Project Number:
1/31/2022	14919.11

SITE PLAN

C005

[illegible]

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3/23/2022	REVISED PER VILLAGE COMMENTS
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4/22/2022	REVISED PER VILLAGE COMMENTS
6/2/2022	REVISED PER VILLAGE COMMENTS
8/30/2022	REVISED PER VILLAGE COMMENTS



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VILLAGE OF MINOA



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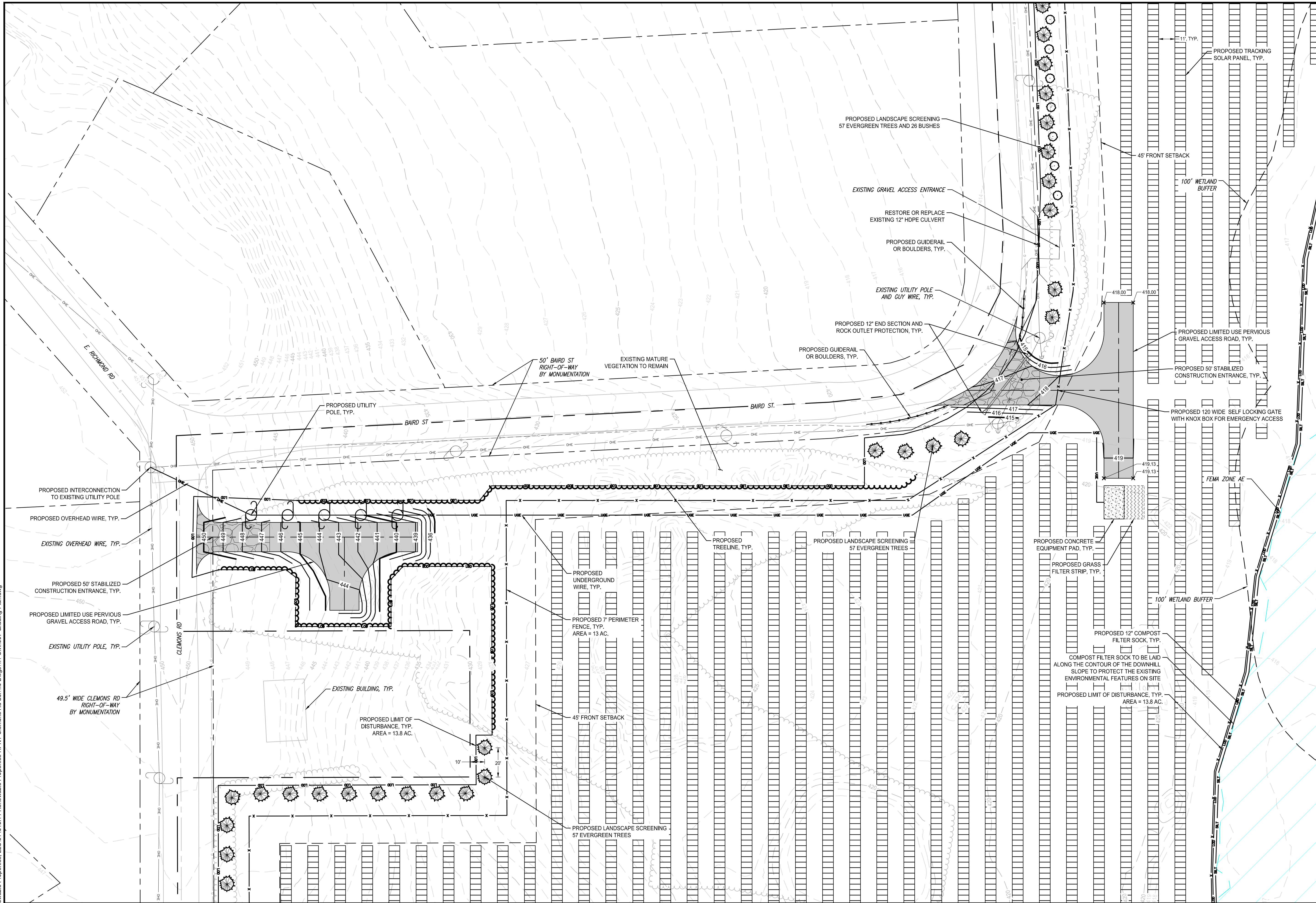
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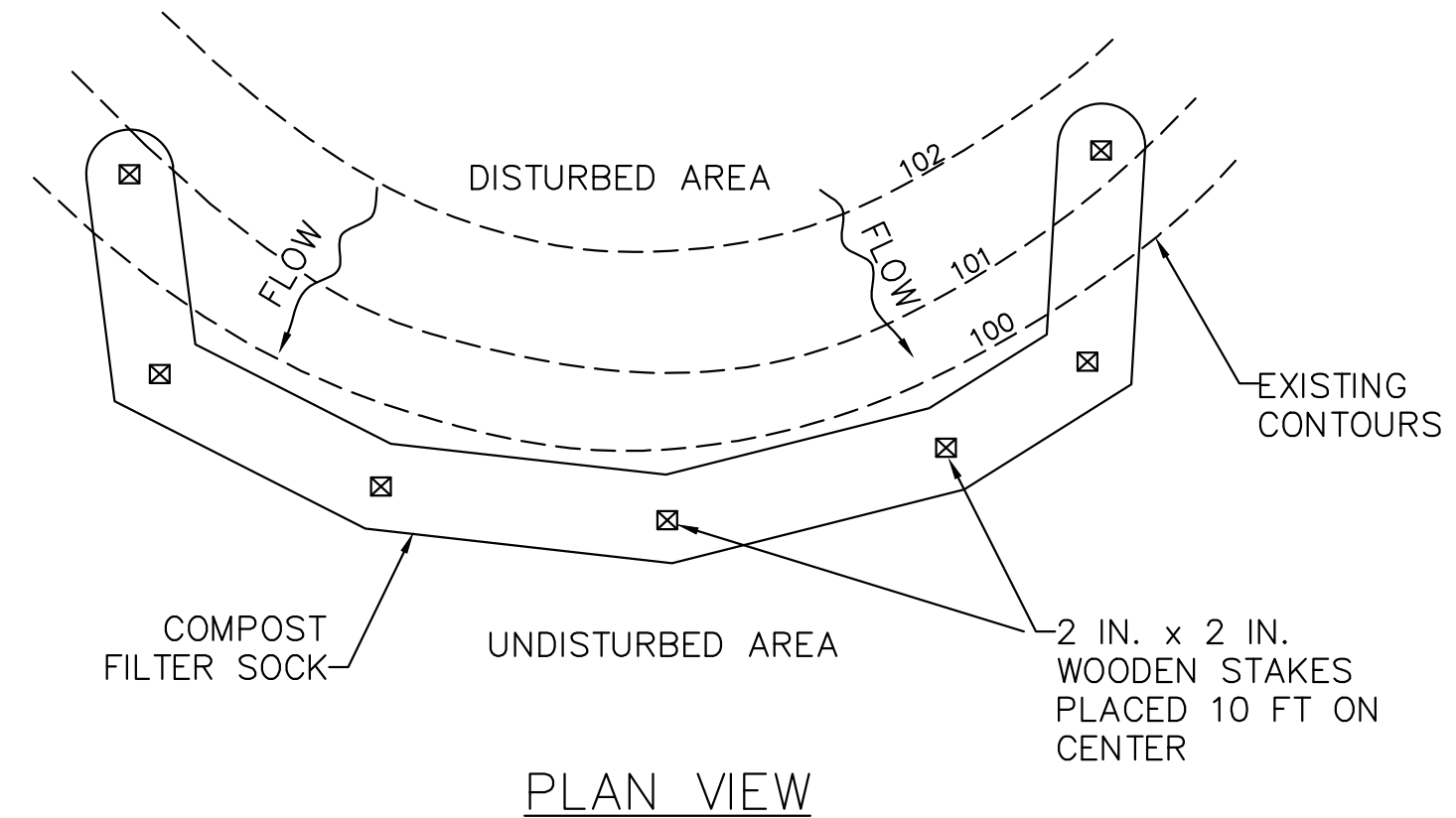
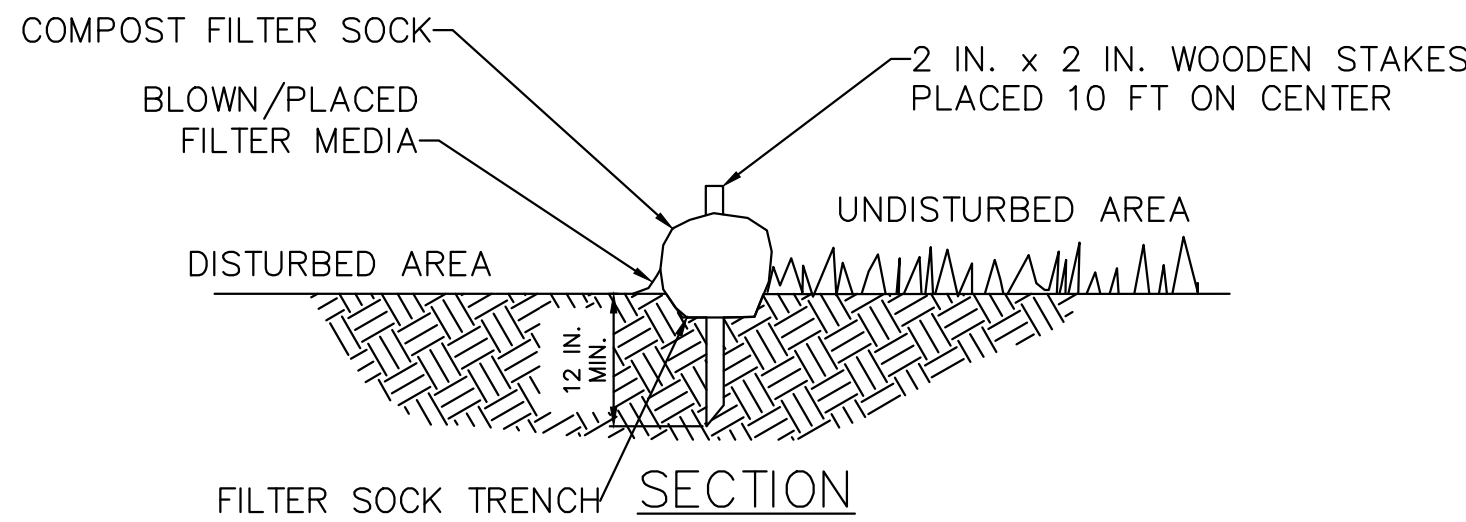
Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
Date Issued: 1/31/2022	Project Number: 14919.11

GRADING PLAN

C007

of 12



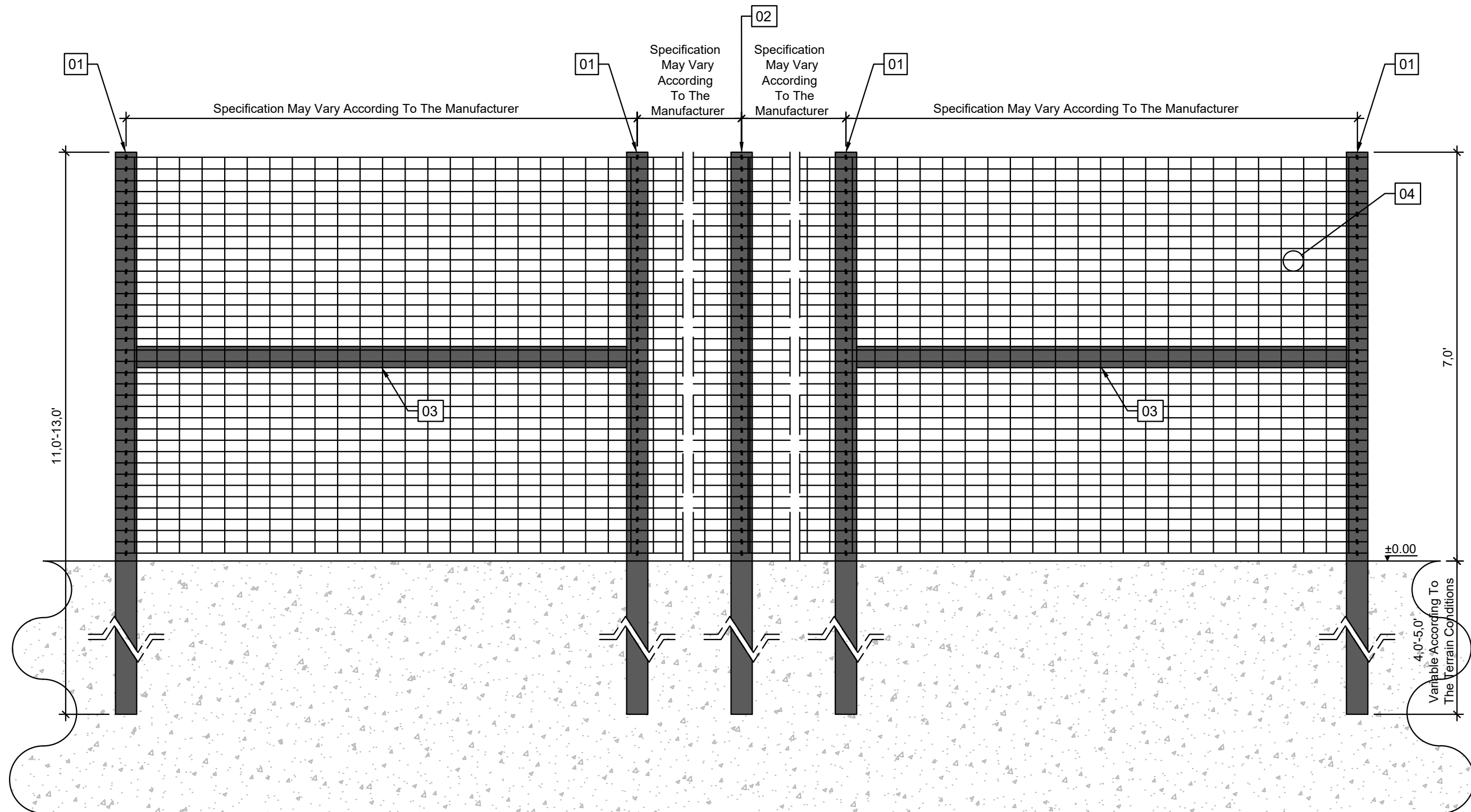


NOTES:

1. SOCK FABRIC AND COMPOST SHALL MEET ALL STATE STANDARDS.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
5. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

18" COMPOST FILTER SOCK

NO SCALE



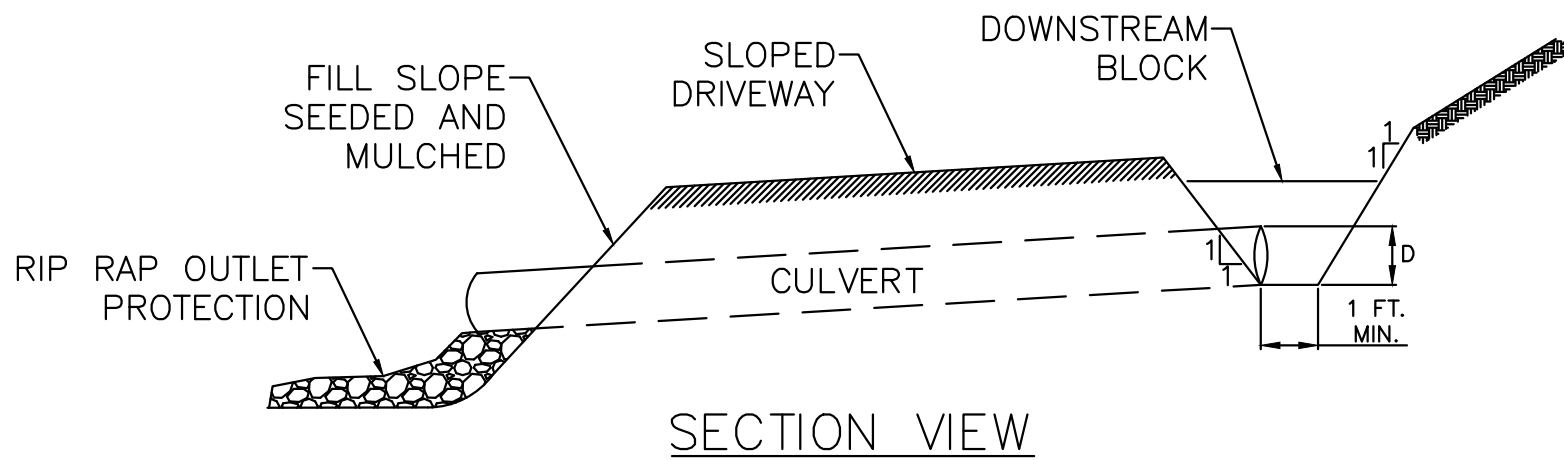
- 01 CORNER POST 5"-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
02 LINE POST 5"-6"Ø or 6"-7"Ø
03 BRACING CORNER POST 5"-6"Ø or 6"-7"Ø
04 FIXED-KNOT WOVEN GALVANIZED WIRE, BLACK, 10-12.5 GA.
05 ACCESS GATE
06 2" x 2" WOOD STAKES
07 FIBER ROLL 9' Ø

NOTES:

1. PER TOWN CODE, A SAFETY SIGN SHALL BE ATTACHED TO THE MAIN GATE THAT CONTAINS A HIGH VOLTAGE WARNING AND THE COUNTY EMERGENCY SERVICES TELEPHONE NUMBER. THIS SIGN SHALL ADHERE TO THE SIGN REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED. A SOLAR ENERGY SYSTEM SHALL NOT BE USED TO DISPLAY PERMANENT OR TEMPORARY ADVERTISING.

PERIMETER FENCE DETAIL

NO SCALE

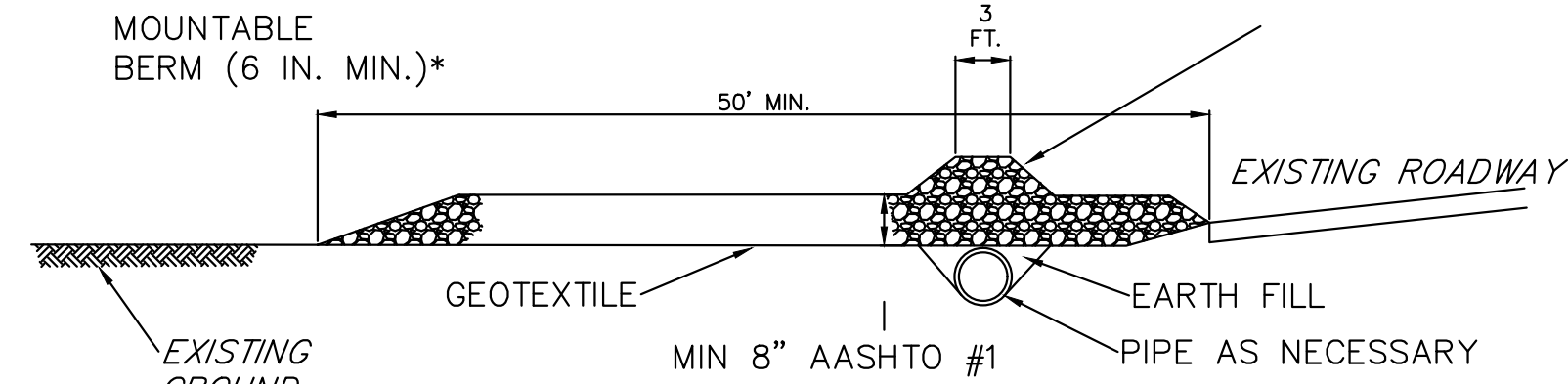


NOTES:

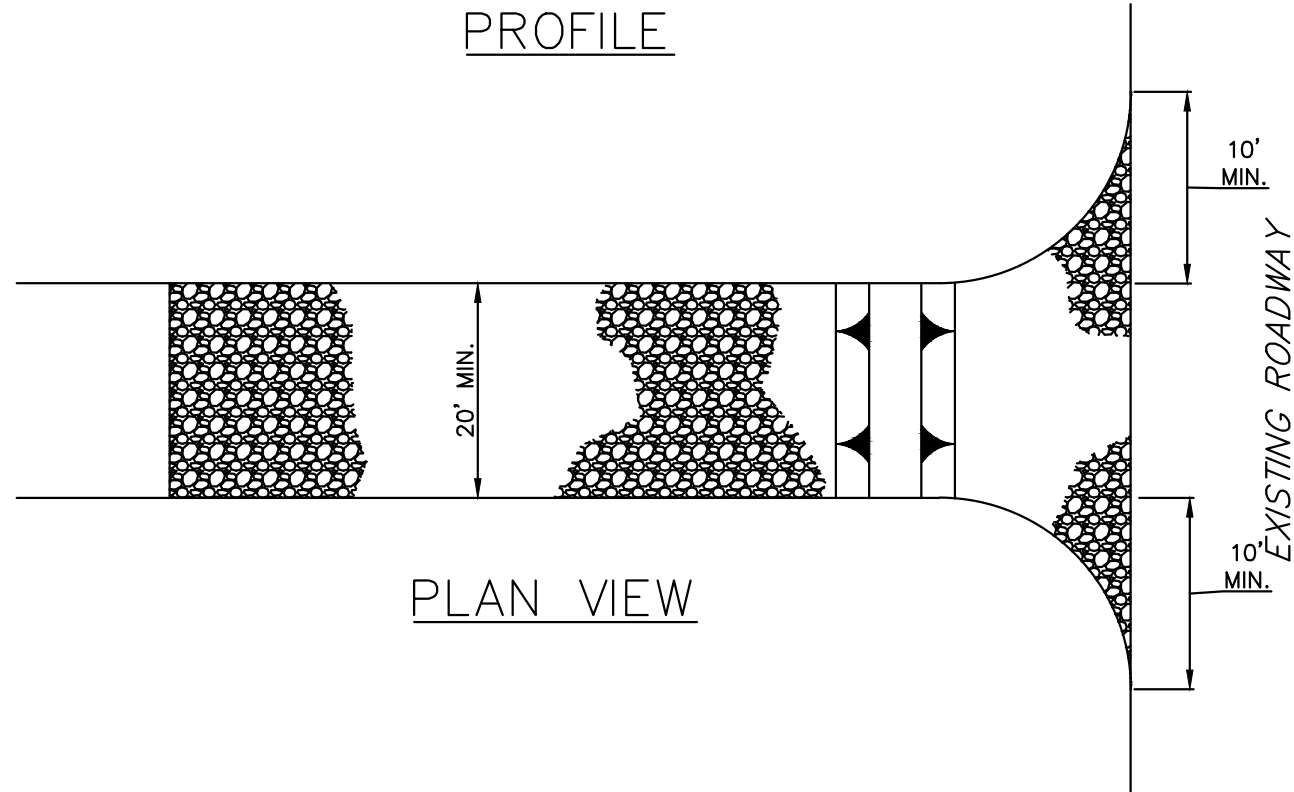
1. CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF DRIVEWAY GRADING. THESE AREAS SHALL BE BLANKETED WHEREVER THEY ARE LOCATED WITHIN 50 FEET OF A SURFACE WATER OR WITHIN 100 FEET OF AN HIGH QUALITY OR EXCEPTIONAL VALUE SURFACE WATER OR WHERE A SUITABLE VEGETATIVE FILTER STRIP DOES NOT EXIST.
2. A TOP DRESSING COMPOSED OF HARD, DURABLE STONE SHALL BE PROVIDED FOR SOILS HAVING LOW STRENGTH.
3. DRIVEWAY DITCHES SHALL BE PROVIDED WITH ADEQUATE PROTECTIVE LINING WHEREVER RUNOFF CANNOT SHEET FLOW AWAY FROM THE DRIVEWAY.
4. DRIVEWAY SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED DRIVEWAYS, DITCHES, OR CROSS DRAINS SHALL BE REPAIRED IMMEDIATELY.

CROSS CULVERT

NO SCALE



PROFILE



PLAN VIEW

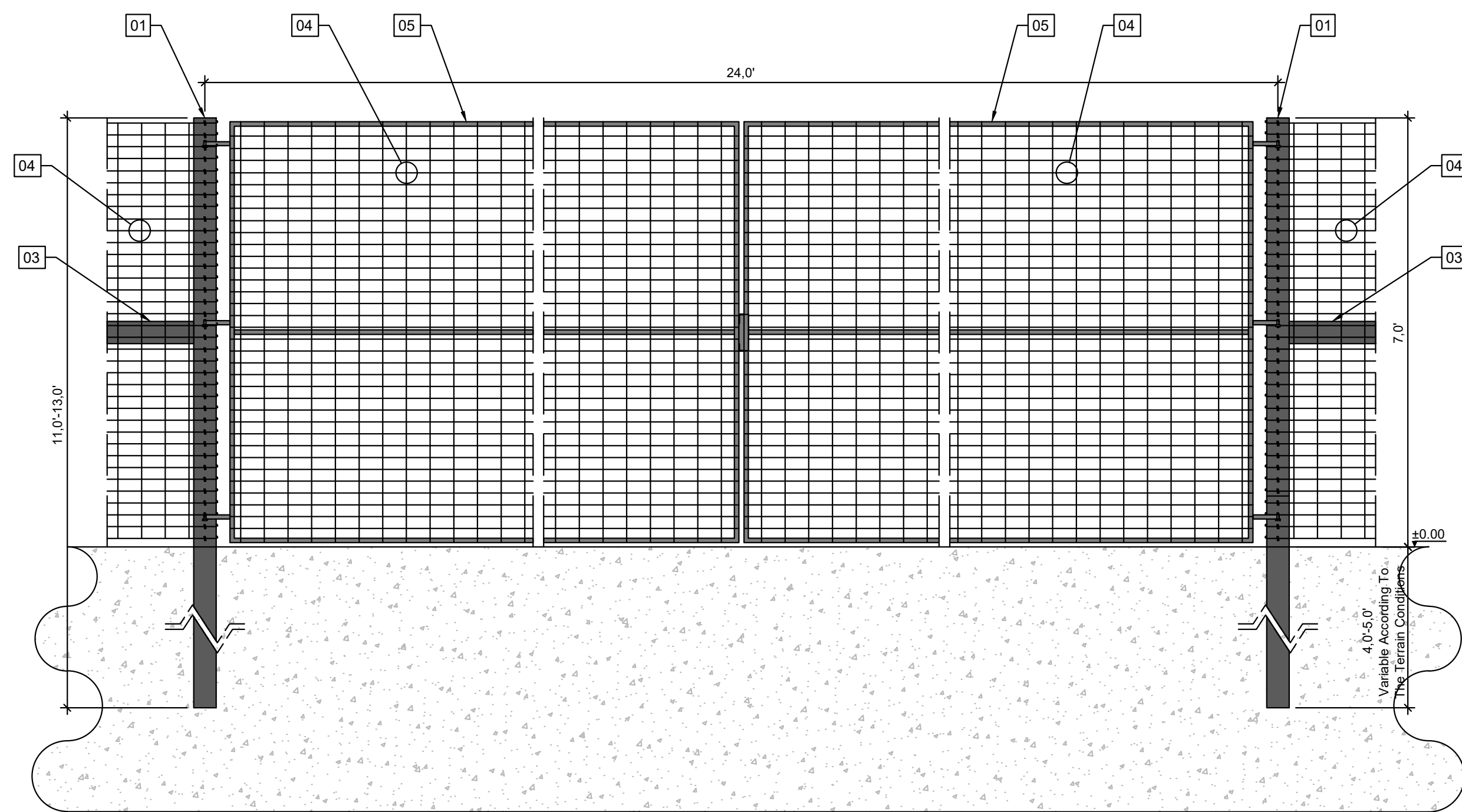
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



FRONT VIEW

- 01 CORNER POST 5"-6"Ø or 6"-7"Ø WITH BRACING FOR STABILITY
02 LINE POST 5"-6"Ø or 6"-7"Ø
03 BRACING CORNER POST 5"-6"Ø or 6"-7"Ø
04 FIXED-KNOT WOVEN WIRE
05 ACCESS GATE
06 2" x 2" WOOD STAKES
07 FIBER ROLL 9' Ø

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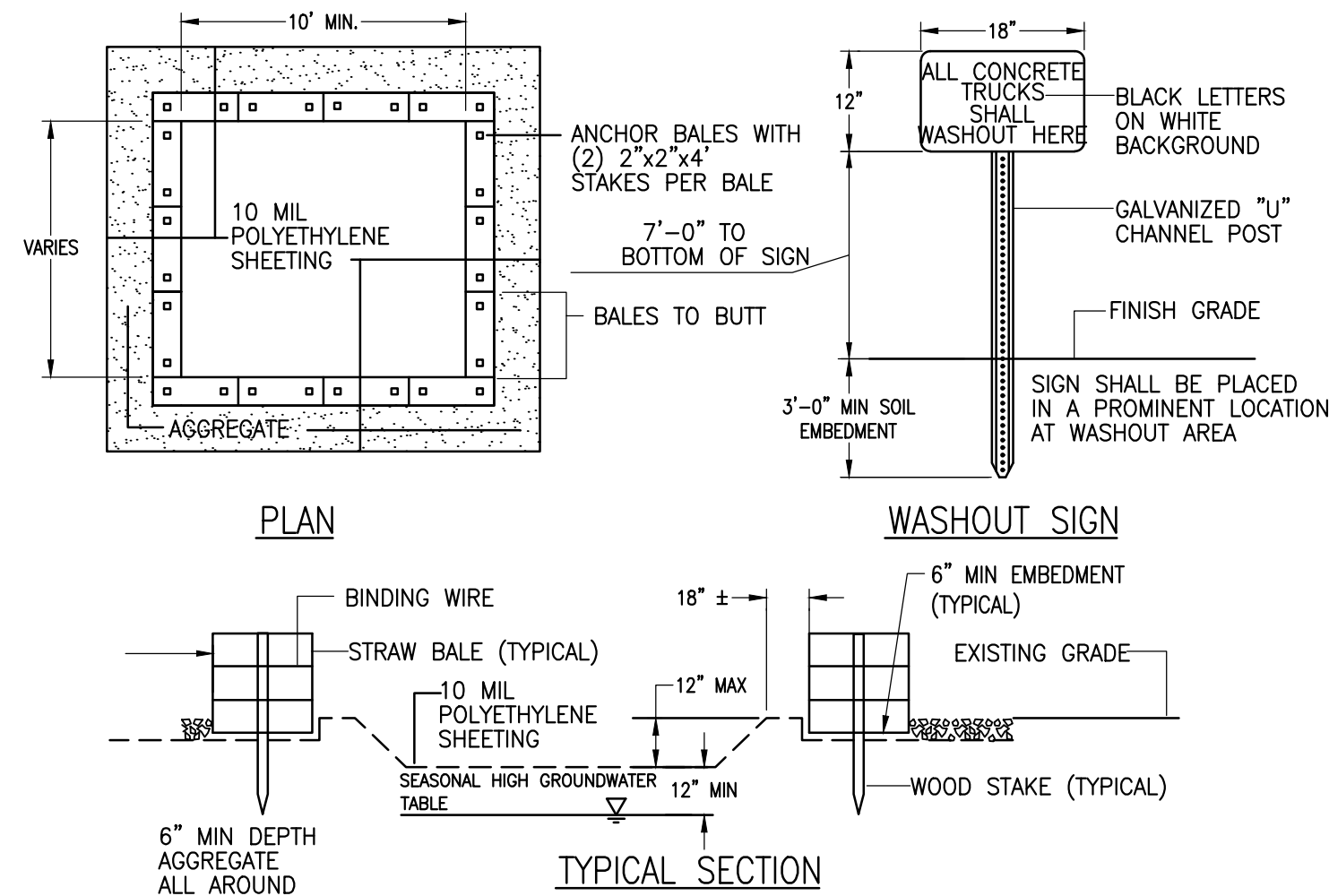


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Project Manager: ECR	Checked By: ECR
Designed By: MDP	Drawn By: MDP
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DETAILS I

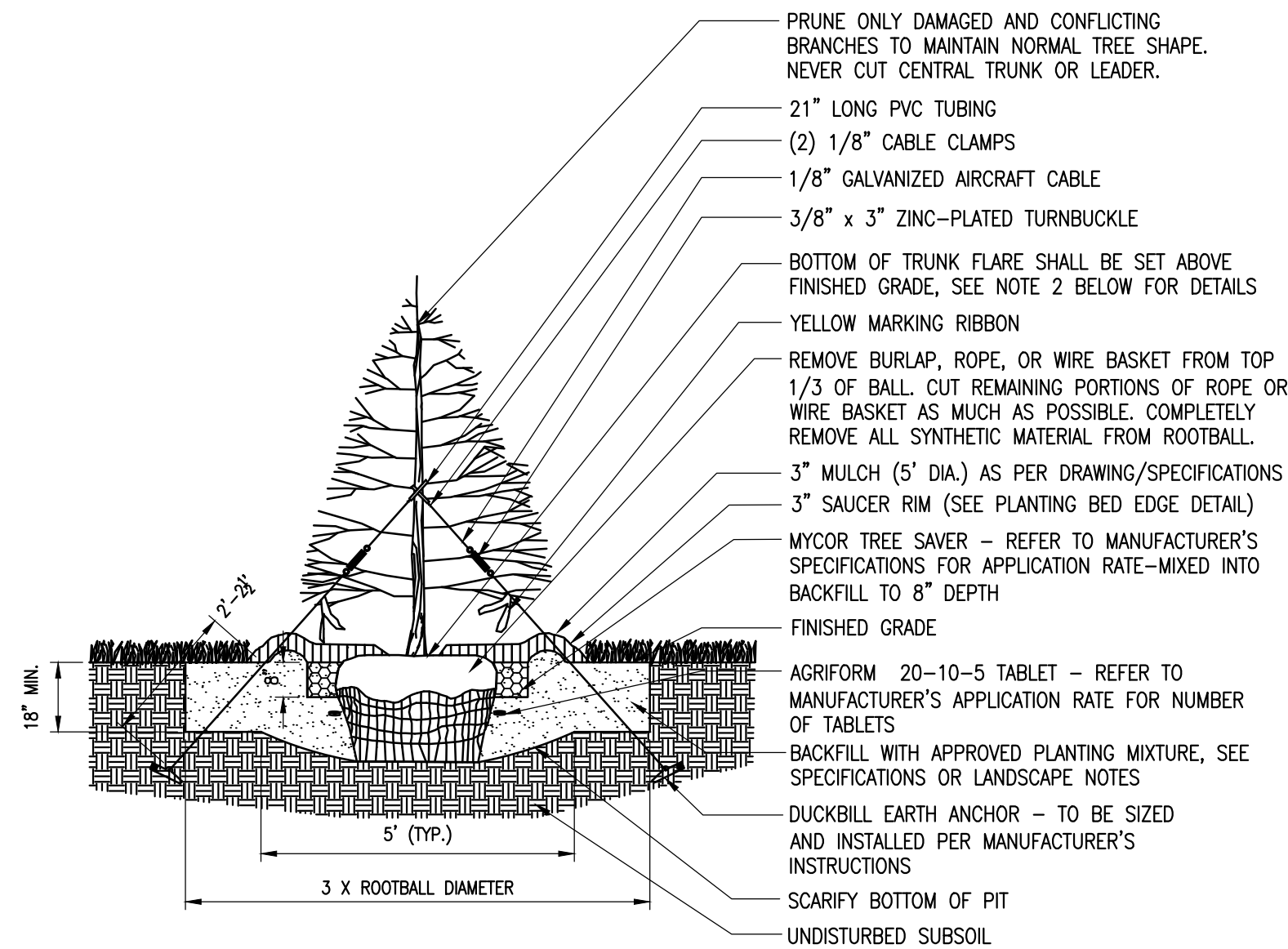
C008



1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT

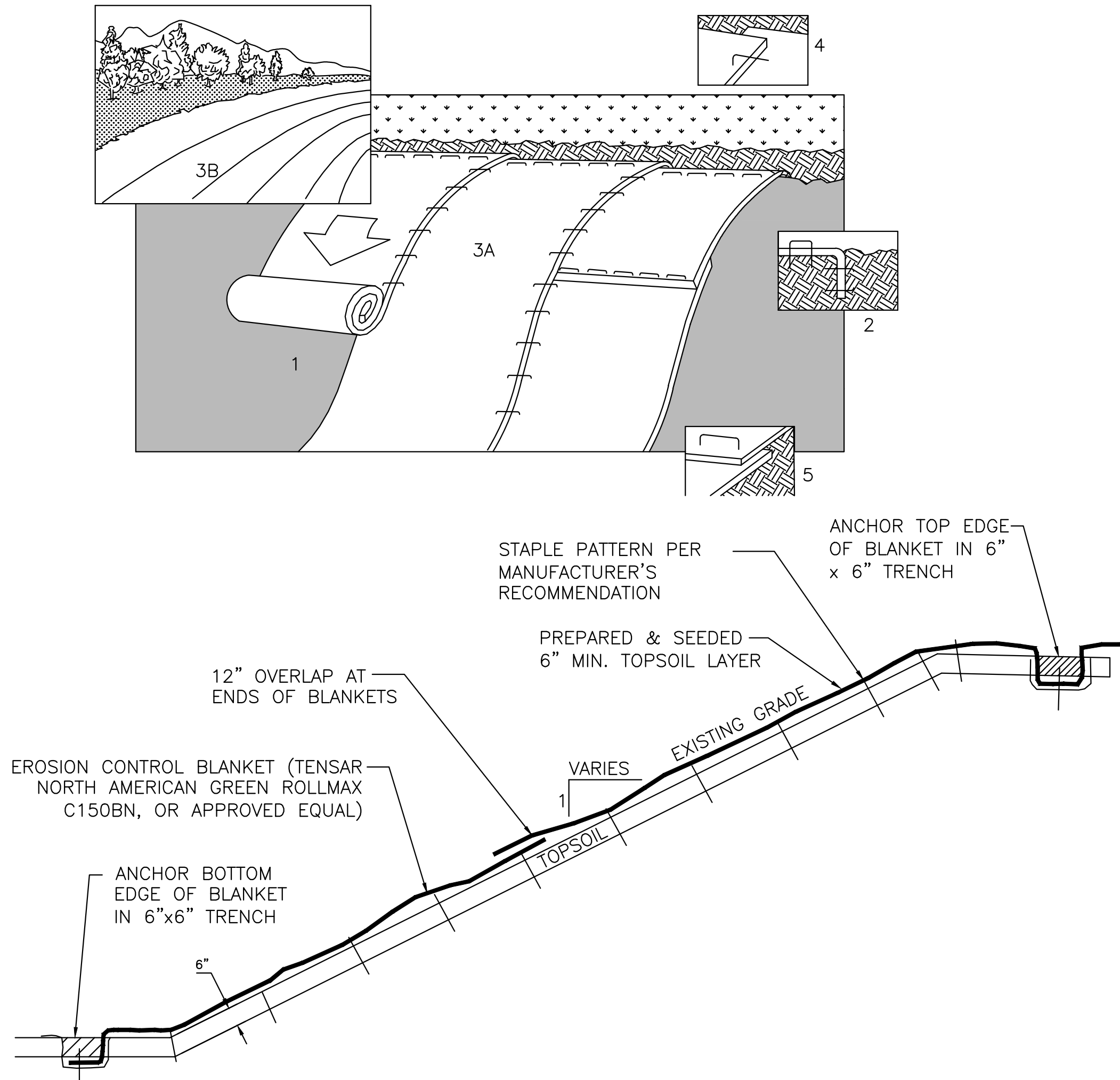
NO SCALE



NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
 - FOR SANDY OR LOAMY SOILS: 1"
 - FOR CLAY OR POORLY DRAINED SOILS: 3"
 THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN PLANTING DETAIL

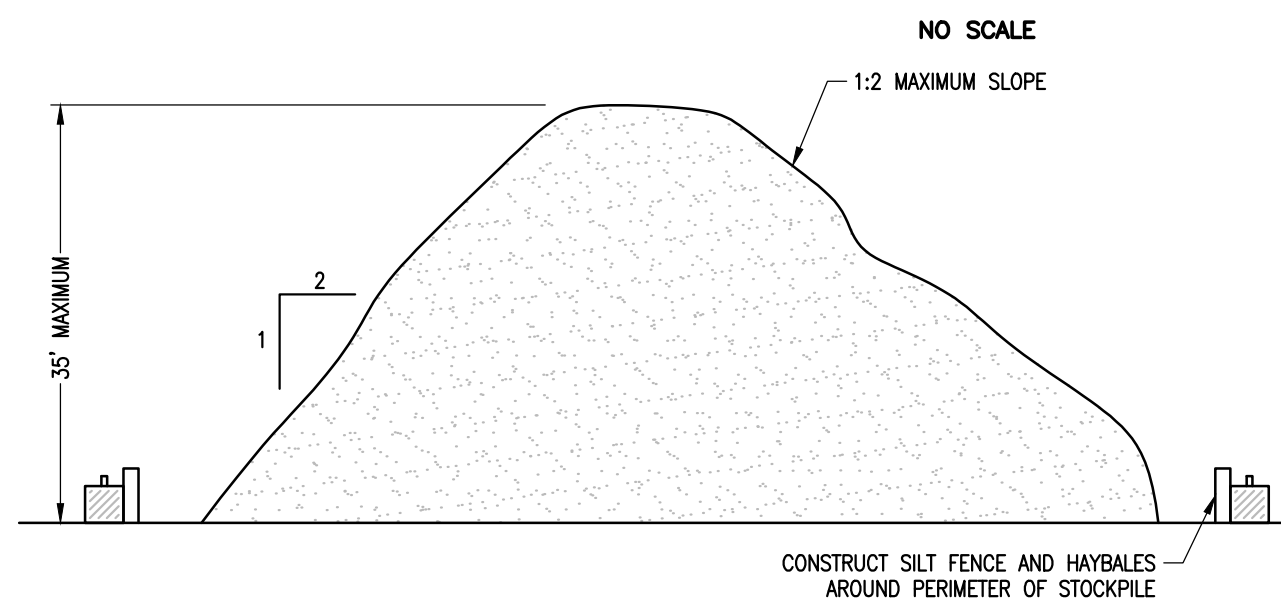


NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.
7. THE USE OF FLEXIBLE GROWTH MEDIUM, BONDED FIBER MATRIX, OR POLYMER STABILIZED FIBER MATRIX, APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, IS AN ACCEPTABLE ALTERNATIVE TO THE USE OF EROSION CONTROL BLANKET.

EROSION CONTROL BLANKET

NO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.
5. LOCATION OF THE SOIL STOCKPILE TO BE DETERMINED BY CONSTRUCTION MANAGER ON SITE.

STOCK PILE DETAIL

NO SCALE

RPNY SOLAR 4, LLC

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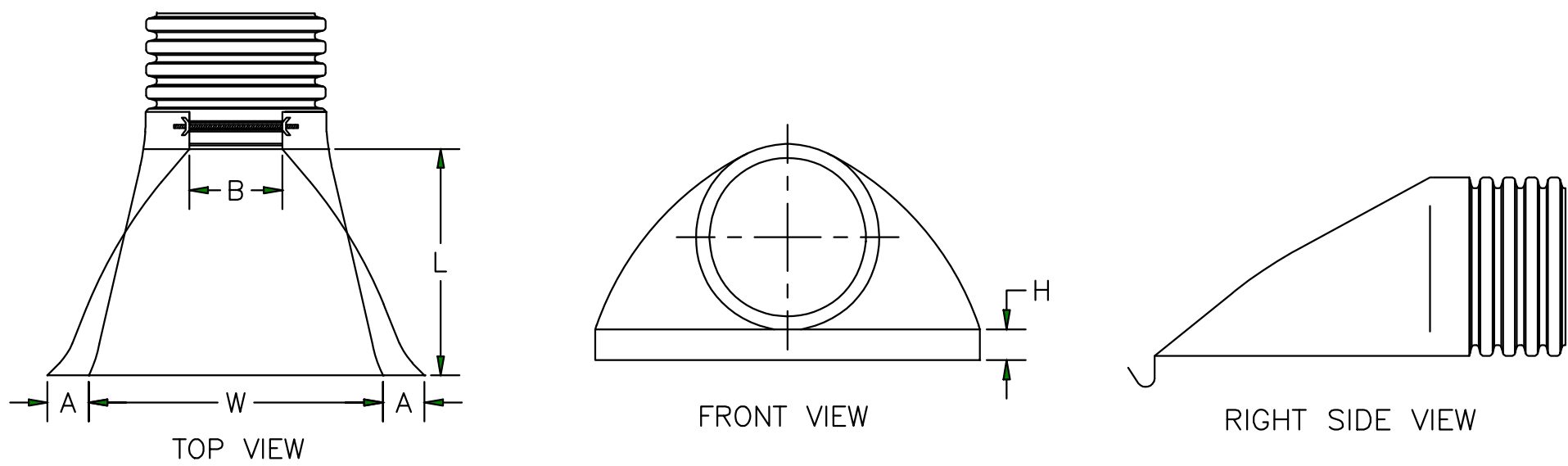
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Designed By: MDP	Drawn By: MDP
Date Revisd: 1/31/2022	Project Number: 14919.11

DETAILS II

C009

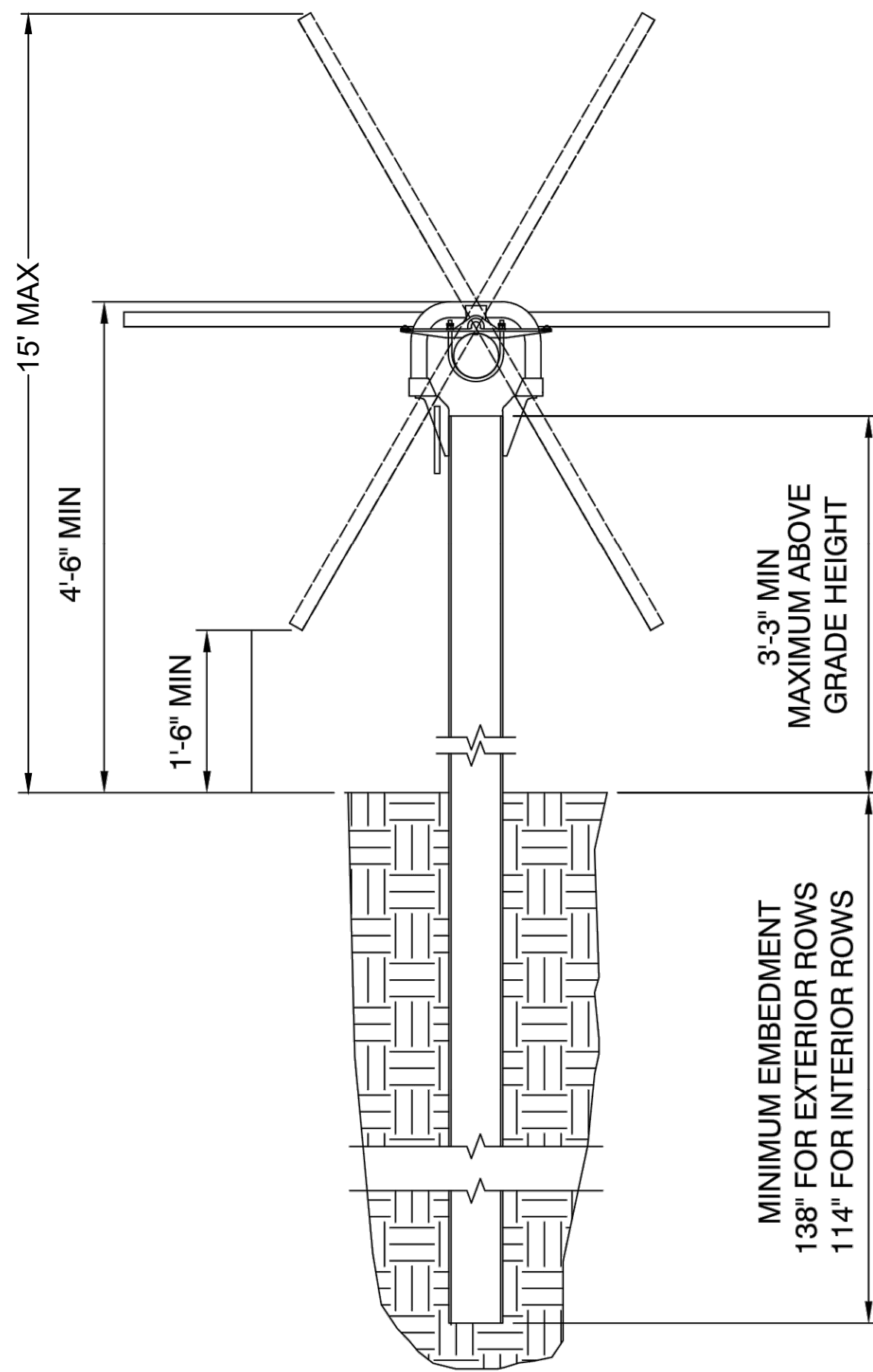
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10/14/2022 10:21 AM
Page69

PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

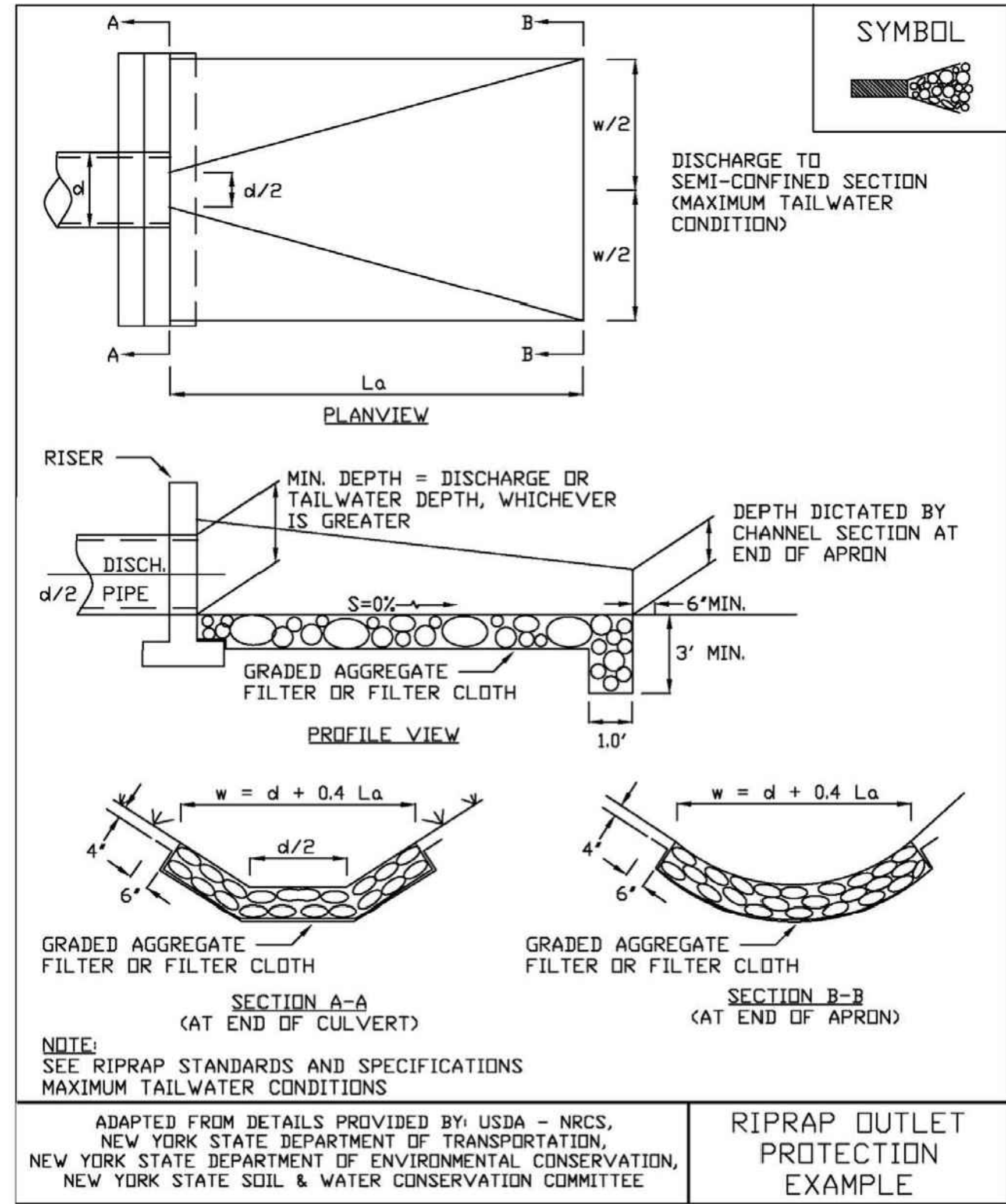


- NOTES:
1. PRODUCT SHOWN FROM ADS, INC. OF HDPE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C
 2. AN ALTERNATIVE SUPPLIER CAN BE USED AS LONG AS MINIMUM SPECIFICATIONS ABOVE ARE MET
 3. WHEN PROVIDED, METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL
 4. INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION

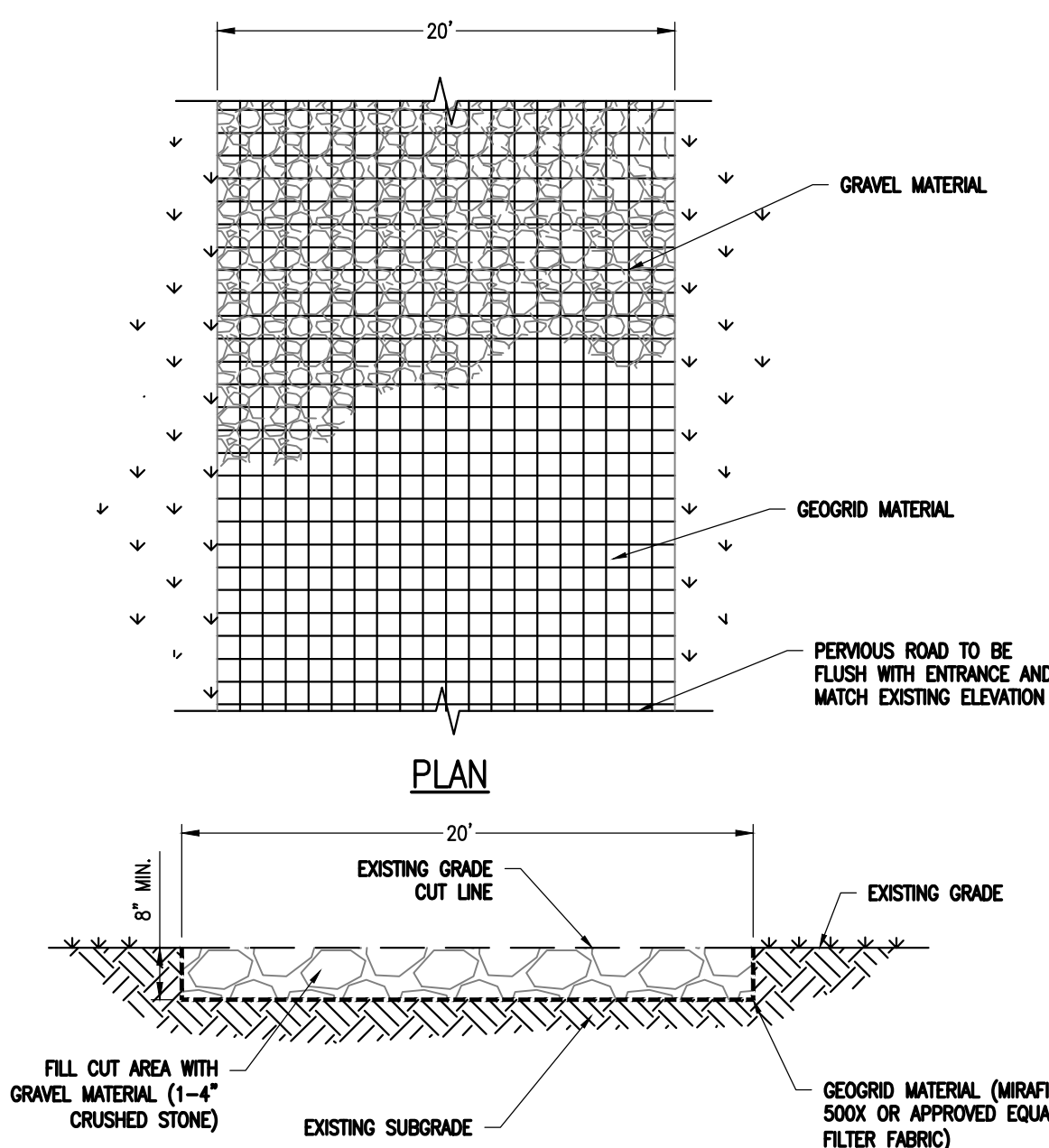
TYPICAL FLARED END SECTION SPECIFICATION
NO SCALE



TRACKER SOLAR ARRAY DETAIL
NO SCALE



OUTLET PROTECTION
NO SCALE



GEOTEXTILE MATERIAL NOTES:

1. THE GEOTEXTILE, OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIST IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, DURABLE, SHARP ANGLED CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATION OF NYS DOT 703-02, SIZE DESIGNATION 3-5 OF TABLE 703-4. STONE MAY BE PLACED IN FRONT OF AND SPREAD WITH A TRACKED VEHICLE. GRAVEL SHALL NOT BE COMPACTED.
3. GEOTEXTILE SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOTEXTILE SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPES.
4. IF MORE THAN ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF SIX INCHES.
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYS DOT 703-02 SPECIFICATIONS.

BASIS OF DESIGN: TENCATE MIRAFI BXG110 GEOTEXTILES; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

WOVEN GEOTEXTILE MATERIAL NOTES:

1. SPECIFIED GEOTEXTILE WILL ONLY BE UTILIZED IN PLACID SOILS. PLACID SOILS CONSIST OF POORLY DRAINED SOILS COMPOSED OF FINELY TEXTURED PARTICLES AND ARE PRONE TO RUTTING. PLACID SOILS ARE TYPICALLY PRESENT IN LOW-LYING AREAS WITH HYDROLOGIC SOILS GROUP (HSG) OF C OR D OR AS SPECIFIED FROM AN ENVIRONMENTAL SCIENTIST, SOIL SCIENTIST OR GEOTECHNICAL DATA.
2. THE CONCERN OF POTENTIAL REDUCTION OF NATIVE INFILTRATION RATES DUE TO THE GEOTEXTILE MATERIAL WOULD NOT BE A SIGNIFICANT CONCERN IN POORLY DRAINED SOILS WHERE SEGREGATION OF PERVIOUS STONE AND NATIVE MATERIALS IS CRUCIAL FOR LONG TERM OPERATION AND MAINTENANCE.

BASIS OF DESIGN: TENCATE MIRAFI RSI-SERIES WOVEN GEOSYNTHETICS; 365 SOUTH HOLLAND DRIVE, PENDERGRASS, GA; 800-685-9990 OR 706-683-2226; WWW.MIRAFI.COM

NOTES:

1. USE OF THIS DETAIL/CRITERION IS LIMITED TO ACCESS ROADS USED ON AN OCCASIONAL BASIS ONLY (I.E. PROVIDE ACCESS FOR MOWING, EQUIPMENT REPAIR OR MAINTENANCE).
2. LIMITED USE PERVIOUS ACCESS ROAD IS LIMITED TO LOW IMPACT IRREGULAR MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. REMOVE STUMPS, ROCKS AND DEBRIS AS NECESSARY, FILL VOIDS TO MATCH EXISTING NATIVE SOILS AND COMPACTION LEVEL.
4. REMOVED TOPSOIL MAY BE SPREAD IN ADJACENT AREAS AS DIRECTED BY THE PROJECT ENGINEER, COMPACT TO THE DEGREE OF THE NATIVE IN SITU SOIL. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
5. GRADE ROADWAY WHERE NECESSARY, TO NATIVE SOILS AND DESIRED ELEVATION. MINOR GRADING FOR CROSS SLOPE CUT AND FILL MAY BE REQUIRED.
6. REMOVE REFUSE SOILS AS DIRECTED BY THE PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDES STORM WATER DRAINAGE.
7. ROADWAY WIDTH TO BE DETERMINED BY CLIENT.
8. THE LIMITED USE PERVIOUS ACCESS ROAD CROSS SLOPE SHALL BE 1.5% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS DRIVE SHOULD NOT EXCEED 15%.
9. LIMITED USE PERVIOUS ACCESS ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS TO SEDIMENT TRACKING. THIS SPECIFICATION IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. THE PENETROMETER READINGS SHALL BE COMPARED TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION. EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
10. TO ENSURE THAT SOIL IS NOT TRACKED ONTO THE LIMITED USE PERVIOUS ACCESS ROAD, IT SHALL NOT BE USED BY CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. IF THE LIMITED USE PERVIOUS ACCESS IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION AND UTILIZED TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON, OR OFF SITE, MAINTENANCE OF THE PERVIOUS ACCESS ROAD WILL BE REQUIRED IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.
11. THE LIMITED USE PERVIOUS ACCESS ROAD SHALL NOT BE CONSTRUCTED OR USED UNTIL ALL AREAS SUBJECT TO RUNOFF ONTO THE PERVIOUS ACCESS HAVE ACHIEVED FINAL STABILIZATION.
12. PROJECTS SHOULD AVOID INSTALLATION OF THE LIMITED USE PERVIOUS ACCESS ROAD IN POORLY DRAINED AREAS, HOWEVER IF NO ALTERNATIVE LOCATION IS AVAILABLE, THE PROJECT SHALL UTILIZE WOVEN GEOTEXTILE MATERIAL AS DETAILED IN FOLLOWING NOTES.
13. THE DRAINAGE DITCH IS OFFERED IN THE DETAIL FOR CIRCUMSTANCES WHEN CONCENTRATED FLOW COULD NOT BE AVOIDED. THE INTENTION OF THE DESIGN IS TO MINIMIZE ALTERATIONS TO HYDROLOGY, HOWEVER WHEN DEALING WITH 5%-15% GRADES NOT PARALLEL TO THE CONTOUR, A ROADSIDE DITCH MAY BE REQUIRED. THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR GRASSED WATERWAYS ARE APPLICABLE FOR SIZING AND STABILIZATION. DIMENSIONS FOR THE GRASSED WATERWAY SPECIFICATION WOULD BE DESIGNED FOR PROJECT SPECIFIC HYDROLOGIC RUNOFF CALCULATIONS, AND A SEPARATE DETAIL FOR THE SPECIFIC GRASSED WATERWAY WOULD BE INCLUDED IN THIS PRACTICE. RUNOFF DISCHARGE WILL BE SUBJECT TO THE OUTLET REQUIREMENTS OF THE REFERENCED STANDARD. INCREASED POST-DEVELOPMENT RUNOFF FROM THE ASSOCIATED ROADSIDE DITCH MAY REQUIRE ADDITIONAL PRACTICES TO ATTENUATE RUNOFF TO PRE-DEVELOPMENT CONDITIONS.
14. IF A ROADSIDE DITCH IS NOT UTILIZED TO CAPTURE RUNOFF FROM THE ACCESS ROAD, THE PERVIOUS ACCESS ROAD WILL HAVE A WELL-ESTABLISHED PERENNIAL VEGETATIVE COVER, WHICH SHALL CONSIST OF UNIFORM VEGETATION (I.E. BUFFER), 20 FEET WIDE AND PARALLEL TO THE DOWN GRADIENT SIDE OF THE ACCESS ROAD. POST-CONSTRUCTION OPERATION AND MAINTENANCE PRACTICES WILL MAINTAIN THIS VEGETATIVE COVER TO ENSURE FINAL STABILIZATION FOR THE LIFE OF THE ACCESS ROAD. THE DESIGN PROFESSIONAL MUST ACCOUNT FOR THE LIMITED USED PERVIOUS ACCESS ROAD IN THEIR SITE ASSESSMENT / HYDROLOGY ANALYSIS. IF THE HYDROLOGY ANALYSIS SHOWS THAT THE HYDROLOGY HAS BEEN ALTERED FROM PRE- TO POST-DEVELOPMENT CONDITIONS (SEE APPENDIX A OF QP-9-20-001 FOR THE DEFINITION OF "ALTER THE HYDROLOGY..."), THE DESIGN MUST INCLUDE THE NECESSARY DETENTION/RETENTION PRACTICES TO ATTENUATE THE RATES (10 AND 100 YEAR EVENTS) TO PRE-DEVELOPMENT CONDITIONS.

LIMITED USE PERVIOUS ACCESS ROAD - 0% TO 10% SLOPES
NO SCALE

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

5986 CLEMONS RD
VILLAGE OF MINOA



879 SANCHEZ ST
SAN FRANCISCO, CA 94114



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
280 East Broad Street
Suite 200
Rochester, NY 14604

office: 585.232.5135
fax: 585.232.4652

www.bergmannpc.com

DATE	DESCRIPTION
3/23/2022	REVISED PER VILLAGE COMMENTS
4/14/2022	REVISED PER VILLAGE COMMENTS
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Project Manager:	ECR	Checked By:	ECR
Designed By:	MDP	Drawn By:	MDP
Date Issued:	1/31/2022	Project Number:	14919.11

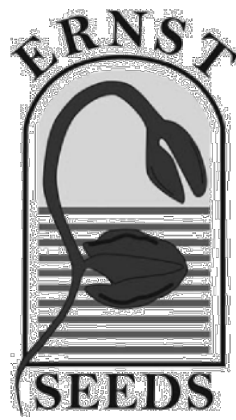
DETAILS III

C010

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Upland Seed Mix		
Low-Growing Wildflower & Grass Mix - ERNMX #156		
Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre		
SCIENTIFIC NAME	COMMON NAME	% OF MIX
Festuca ovina	Sheep Fescue, Variety Not Stated	63.60%
Lolium multiflorum (L. perenne var. italicum)	Annual Ryegrass	17%
Linum perenne ssp. lewisii	Perennial Blue Flax	8%
Rudbeckia hirta	Blackeyed Susan, Coastal Plain NC Ecotype	2%
Coreopsis lanceolata	Lanceleaf Coreopsis, Coastal Plain NC Ecotype	2%
Chrysanthemum leucanthemum	Oxeye Daisy	2%
Chrysanthemum maximum	Shasta Daisy	1%
Chamaecrista fasciculata (Cassia f.)	Partridge Pea, PA Ecotype	1%
Papaver rhoeas, Shirley Mix	Corn Poppy/Shirley Mix	1%
Achillea millefolium	Common Yarrow	0.5%
Aster oblongifolius (Symphyotrichum oblongifolium)	Aromatic Aster, PA Ecotype	0.5%
Eupatorium coelestinum (Conoclinium c.)	Mistflower, VA Ecotype	0.5%
Monarda punctata, Coastal Plain SC Ecotype	Spotted Beebalm, Coastal Plain SC Ecotype	0.5%
Asclepias tuberosa	Butterfly Milkweed	0.3%
Pycnanthemum tenuifolium	Slender Mountainmint	0.1%
Company Information		
Ernst Conservation Seeds, Inc.		
Address: 8884 Mercer Pike, Meadville, PA 16335		
Phone: (800) 873-3321		
Web: http://www.ernstseed.com		

*OR APPROVED EQUIVALENT



Date: December 14, 2020

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Fuzz & Buzz Mix - Standard - ERNMX-146

	Botanical Name	Common Name	Price/lb
26.40 %	<i>Lolium perenne</i> , 'Crave', Tetraploid	Perennial Ryegrass, 'Crave', Tetraploid	2.31
25.80 %	<i>Dactylis glomerata</i> , 'Pennlate'	Orchardgrass, 'Pennlate'	2.75
18.90 %	<i>Poa pratensis</i> , 'Troy'	Kentucky Bluegrass, 'Troy' (pasture type)	3.08
12.00 %	<i>Festuca elatior</i> x <i>Lolium perenne</i> , Duo	Festulolium, 'Duo'	1.87
5.70 %	<i>Trifolium hybridum</i>	Alsike Clover	3.58
5.70 %	<i>Trifolium pratense</i> , Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	2.75
1.30 %	<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	30.80
1.30 %	<i>Cichorium intybus</i>	Blue Chicory	17.60
1.10 %	<i>Lotus corniculatus</i> , 'Leo'	Bird's Foot Trefoil, 'Leo'	5.78
0.90 %	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	26.40
0.90 %	<i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	396.00

100.00 % **Mix Price/lb Bulk:** **\$6.98**

Seeding Rate: Expect to apply about 26.5 lbs per acre.

Forage & Pasture Sites; Solar Sites

*OR APPROVED EQUIVALENT

NOTES:

1. FUZZ & BUZZ MIX TO BE USED INSIDE THE FENCED AREAS. UPLAND SEED MIX TO BE USED OUTSIDE THE FENCE.

POLLINATOR – SEED MIX

NOTES:

1. WHEN FINAL GRADE IS ACHIEVED DURING NON–GERMINATING MONTHS, THE AREA SHOULD BE TEMPORARILY STABILIZED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON.
2. MULCHES SHOULD BE APPLIED AT THE RATES SHOWN IN THE MULCH APPLICATION RATES TABLE. VERY LITTLE BARE GROUND SHOULD BE VISIBLE THROUGH THE MULCH. STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
3. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 6 INCHES MINIMUM. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.
4. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OF SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
5. WHEN USED AS A MULCH REPLACEMENT, THE APPLICATION RATE (THICKNESS) OF THE COMPOST SHOULD BE 1/2" TO 3/4". COMPOST SHOULD BE PLACED EVENLY AND SHOULD PROVIDE 100% SOIL COVERAGE. NO SOIL SHOULD BE VISIBLE. PERMANENT STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EARTH DISTURBANCE.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS					
SOIL AMENDMENT		PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	NOTES
TEMPORARY PERMANENT SEEDING	AGRICULTURAL LIME	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST: MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
	10-10-20 FERTILIZER	1,000 L.B.	25 LB.	210 LB.	
TEMPORARY PERMANENT SEEDING	AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
	10-10-20 FERTILIZER	500 LB.	12.5 LB.	100 LB.	
COMPOST STANDARDS					
ORGANIC MATTER CONTENT			80% - 100% (DRY WEIGHT BASIS)		
ORGANIC PORTION			FIBROUS AND ELONGATED		
pH			5.5 - 8.0		
MOISTURE CONTENT			35% - 55%		
PARTICLE SIZE			98% PASS THROUGH 1" SCREEN		
SOLUBLE SALT CONCENTRATION			5.0 dS/m (mmhos/cm) MAXIMUM		
MULCH APPLICATION RATES					
MULCH TYPE	APPLICATION RATE (MIN.)			NOTES	
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.		
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN	
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY, OR OTHER NATIVE FORAGE GRASSES	
WOOD CELLULOSE	1,500 LB.	35 LB.	310 LB.	DO NOT USE ALONE IN WINTER, DURING HOT AND DRY WEATHER OR ON STEEP SLOPES (> 3:1)	
WOOD	1,000 LB. CELLULOSE	25 LB.	210 LB.	WHEN USED OVER STRAW OR HAY	
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES	

SITE STABILIZATION – SEED MIX

Vegetative Stabilization - Stream Bank and Wetland Mix			Rate (lbs/acre)
Seed: ERNMX-128 (or equivalent) ¹			
<i>C. allii</i> var. <i>frumentacea</i>	Fox Sedge	20%	15
	Japanese Millet	20%	
	Virginia Wild Rye	20%	
<i>Panicum</i>	Pennsylvania Smartweed	19.5%	
<i>S. Shelter</i>	Ticklegrass (Rough Bentgrass)	5%	
	Shelter Switch Grass	5%	
	Awl Sedge	3%	
<i>P. num</i>	Tioga Deer Tongue	3%	
	Blunt Broom Sedge	2.5%	
	Nodding Bur Marigold Mix	1%	
	Path Rush	1%	
			6,000
First Conservation Seeds Seasonally Flooded Seed Mix			

¹ ERNMX-128 = Ernst Conservation Seeds Seasonally Flooded Seed Mix

*OR APPROVED EQUIVALENT

WETLAND – SEED MIX

RPNY SOLAR 4, LLC

CLEMONS RD SOLAR FARM

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VILLAGE OF MINOA



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Project Manager:	Checked By:
ECR	ECR
Designed By:	Drawn By:
MDP	MDP
Date Issued:	Project Number:
1/31/2022	14919.11

DETAILS IV

Drawing Number:

C011

PDD FIGURE

PROJECT FEAF

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet. According to the USDA Web Soil Survey online mapper, the depth to water table is 1.5 ft.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. No impacts are proposed to NYSDEC FWW MAN-7.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway. <i>No impacts are proposed to the designated floodway.</i>	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain. <i>No impacts are proposed to the designated 100-year floodplain.</i>	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain. <i>No impacts are proposed to the designated 500-year floodplain.</i>	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. No impacts are proposed to threatened and endangered species. Tree cutting	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. will occur November-April.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. The Massasauga rattlesnake is found in the Cicero Swamp, located	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

approximately 4.75 miles north of the Project Site and
is not anticipated at the Project Site.

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. 6.8 acres of MSG 1-4 soils exist on the Project Site.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. A Letter of No Effect was received from SHPO.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation. Construction noise may occur within EAF listed work hours only.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

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.

Please refer to the attached narrative.

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
Refer to the attached narrative document.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Minoa Village Board 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: Clemons Solar PDD Zoning Change and RPNY Solar 4, LLC Clemons Road Solar Project

Name of Lead Agency: Village of Minoa Board of Trustees

Name of Responsible Officer in Lead Agency: William F. Brazill

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency: *William F. Brazill*

Date: 9/12/2022

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Lisa DeVona - Village

Address: 240 N. Main Street Minoa, New York 13116

Telephone Number: 315-656-3100

E-mail: ldevona@villageofminoa.com

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

Page 2 of 2

SEQR DETERMINATION

RESOLUTION - DETERMINATION OF A NEGATIVE DECLARATION OF SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT FOR THE PROPOSED CLEMONS SOLAR PLANNED DEVELOPMENT DISTRICT REZONING AND RPNY SOLAR 4, LLC – CLEMONS ROAD COMMUNITY SOLAR PROJECT

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6th day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent:	John Champagne	Trustee
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Also Present: Lisa DeVona, Village Clerk-Treasurer
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

WHEREAS, RPNY Solar 4, LLC submitted an application for the Clemons Solar Planned Development District (PDD) rezoning to the Village of Minoa Village Board dated December 30, 2021 for the proposed project, and

WHEREAS, RPNY Solar 4, LLC is also proposing a 3± MW community solar project located at 5986 Clemons Road in the Village of Minoa, Onondaga County, New York, and

WHEREAS, the proposed project will also involve the installation of ground mounted photovoltaic panels as well as an associated access road, electric utility upgrades, stormwater conveyance, power inverters, and perimeter fencing for the solar farm once the zoning change is completed, and

WHEREAS, preliminary project design has been developed in conformance with the applicable environmental laws, design standards, and accepted engineering practices, and

WHEREAS, a delineation of Wetlands and other Waters of the U.S. was conducted on September 9 and October 5, 2021 in accordance with the U.S. Army Corps of Engineers 1987 and New York State Department of Environmental Conservation (NYSDEC) Methodology and where NYSDEC reviewed and issued a written confirmation dated March 3, 2022 that the delineated freshwater wetland boundary is accurate and that project plans avoid wetland impacts, and

WHEREAS, an online project review was completed using the United States Fish and Wildlife Service (USFWS) Information for Planning and Consulting (IPaC) tool which determined that the federally-endangered Indiana bat (*Myotis sodalis*), the federally-threatened northern long-eared bat (*Myotis septentrionalis*) and the federally threatened eastern massasauga (*Sistrurus catenatus*) were determined to be in the vicinity of the project site, and

WHEREAS, a consultation was conducted with the NYSDEC New York Natural Heritage Program (NYNHP) resulting in a response received from NYNHP on November 1, 2021 indicated that Indiana bat has been documented within two (2) miles of the project site and northern long-eared bat has been documented within four and one half (4.5) miles of the project site, and

WHEREAS, the Applicant has committed through project design and construction scheduling to only clear trees between November 1 and March 31 of a given year when sensitive bat species are hibernating thereby minimizing impacts to these species and where no potential eastern massasauga habitat was identified during the fall 2021 wetland delineation and threatened/endangered species habitat assessments and as such, it is anticipated that the proposed project will have no significant adverse impact on state and federally listed threatened and endangered species, and

WHEREAS, Correspondence was submitted to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to determine the effect of the project on Historical and Cultural Resources and having received written confirmation from OPRHP dated November 19, 2021, confirming the project will have no impacts to cultural and historical resources, and

WHEREAS, a Notice of Intent (NOI) to Undertake an Action Within an Agricultural District will be filed with the New York State Department of Agriculture and Markets (NYSDAM) by the New York State Energy Research and Development Authority and that as a condition of funding the applicant will be required to comply with the NYSDAM "Guidelines for Agricultural Mitigation for Solar Energy Projects," and

WHEREAS, Part 1 of a Full Environmental Assessment Form (EAF) has been completed and reviewed in conjunction within determinations made by other "Involved Agencies" as required pursuant to 6 NYCRR 617.6 of SEQRA to the following Involved Agencies through the SEQRA coordinated review process initiated on February 22, 2022: New York State Department of Environmental Conservation (NYSDEC) Region 7, the New York State Department of Agriculture and Markets (NYSDAM), the New York State Energy Research and Development Authority (NYSERDA), the Onondaga County Planning Board, the Onondaga County Industrial Development Agency, and the East Syracuse-Minoa School District, and said agencies concurring that the Village of Minoa Village Board of Trustees assumes the role of the SEQRA Lead Agency, and

WHEREAS, the proposed project has been reviewed and classified as a "Type I Action" pursuant to 6 NYCRR 617.4(B)(8) of SEQRA.

WHEREAS, the Village of Minoa Village Board of Trustees reaffirms that it will serve as SEQRA lead agency for this application, and

WHEREAS, Part 2 and Part 3 of a Full Environmental Assessment Form (EAF) have been completed and reviewed by the Village Board and the Village Board has determined that no impacts are potentially significant, and

NOW THEREFORE BE IT RESOLVED, that the Village of Minoa Village Board of Trustees hereby issues a "Negative Declaration of Significant Adverse Environmental Impact" in accordance with SEQRA for this project, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board authorizes Bergmann as consultant of the Applicant to publish said Notice of this SEQRA Negative

Declaration of Environmental Impact in the NYSDEC Environmental Notice Bulletin and to notify all SEQRA involved and interested agencies and the applicant of the issuance of this SEQRA Negative Declaration, and

BE IT FURTHER RESOLVED, that the Village of Minoa Village Board directs the Minoa Clerk to file this SEQRA Negative Declaration of Significant Adverse Environmental Impact in the Village's official files for this project.

The adoption of the foregoing Resolution was moved by Trustee Christensen, seconded by Trustee Schepp, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

THIS RESOLUTION WAS ADOPTED.

I, LISA DEVONA, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the 6th day of September, 2022; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due Notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
The seal of the Village of Minoa, this 12th day of September, 2022.



LISA DEVONA
Village Clerk of the Village of Minoa
Onondaga County, New York

VILLAGE OF MINOA

PDD & PROJECT SITE PLAN APPROVAL RESOLUTION

VILLAGE OF MINOA
240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, Mayor
wbrazill@villageofminoa.com
Office: (315) 656-3100
Fax: (315) 656-0825
www.villageofminoa.com



John H. Champagne, Deputy Mayor
John M. Abbott, Trustee
Eric S. Christensen, Trustee
Bobby Schepp, Trustee
Lisa L. DeVona, Clerk-Treasurer
Law Offices of Courtney M. Hills PC

November 21, 2022

Sent via email: bmadigan@renewprop.com

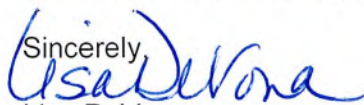
RPNY Solar 4, LLC
c/o Brian Madigan, AICP
897 Sanchez Street
San Francisco, CA 94114

Dear Mr. Madigan:

At a meeting held on Monday, October 17, 2022 the Village Board of Trustees approved the following conditions as stated in *September 6, 2022 Resolution to Adopt a Local Law Rezoning Property from Residential A1 to Planned Development District (PDD) and Modifying the Village of Minoa Zoning Map to Reflect the Same*:

- "Landscaping shall be installed and maintained consistent with plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
 - ◆ Village board approved Eastern Red Cedars to be planted the entire length of parcel known as tax map #005.-10-01.0 on east side of Baird Street and Clemons Road
- "Solar site road access shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the 9/6/22 resolution"
 - ◆ Village board approved the access road to be located at the 90 degree corner of Baird Street (east of Clemons and Richmond Road corner) allowing "straight-shot" entry into the solar site.
- "Community Host Agreement to be approved by the Village Board subsequent to 9/6/22 resolution"
 - ◆ Village board approved Host Community Agreement between the Village of Minoa and RPNY Solar 4, LLC relating to the premises located at 5986 Clemons Road (tax Map #005.-10-01.0) in the Village of Minoa and opts for Lump Sum payment in the amount of \$15,000 per MW AC of capacity

Please provide an electronic and hard copy of Final Site Plan reflecting these revisions. As always, if you have any questions, please feel free to contact.

Sincerely,

Lisa DeVona
Clerk-Treasurer

Resolution to Adopt a Local Law Rezoning Property from Residential A-1 to Planned Development District PDD and Modifying the Village of Minoa Zoning Map to Reflect the Same

The **VILLAGE OF MINOA BOARD OF TRUSTEES**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 6th day of September, 2022 at 6:30 P.M.

The meeting was called to order by Mayor William Brazill, and the following were present, namely:

William F. Brazill	Mayor
Eric Christensen	Trustee
John Abbott	Trustee
Robert Schepp	Trustee

Absent:	John Champagne	Trustee
---------	----------------	---------

Also Present: Lisa DeVona, Village Clerk-Treasurer
Courtney M. Hills, Village Attorney

The following resolution as drafted and proposed by the Village Attorney, was moved, seconded and adopted:

WHEREAS, RPNY Solar 4, LLC (the “Applicant”) requested a zoning change from Residential A-1 to a Planned Development District (“PDD”) for the development of a solar energy generating facility (the “Project”) at 5986 Clemons Road, in the Village of Minoa, in Onondaga County (Tax Map Id: 005.-10-01.0)(the “Site”);

WHEREAS, in accordance with Step 1 of the PDD procedures pursuant to Village Code § 160-13.1(D), the Village Board accepted the Applicant’s concept plan and outline for the Project and referred the Project materials to the Village of Minoa Planning Board (the “Planning Board”); and

WHEREAS, the Planning Board completed its Step 1 review of the Project application, provided its advisory opinion and written report to the Village Board, and recommended approval of the Applicant’s concept plan and outline; and

WHEREAS, at the February 4, 2022 meeting, the Village Board issued a Notice of Intent to act as Lead Agency for purposes of reviewing the Project under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to Village Code § 160-13.1(D), at the May 16, 2022 meeting, the Village Board accepted the concept plan and outline of the Project subject to modification based upon the Planning Board's comments as documented in their advisory opinion to the Village Board. Pursuant to Village Code § 160-13.1(E), the Village Board transferred the Project application to the Planning Board for Step 2 PDD Project Plan review and the Planning Board's recommendation that the revised layout and access road satisfied the safety related and traffic concerns expressed during the course of its review; and

WHEREAS, the Planning Board substantively reviewed the modified Site Plan dated June 2, 2022, which resulted in the Applicant moving the primary access point to the Project to the Planning Board's proposed temporary access point, and determined that the June 2, 2022 Site Plan sufficiently addressed the Planning Board's concerns regarding safety and traffic. Pursuant to Village Code § 160-13.1(E), the Planning Board also performed a thorough analysis of the environmental issues related to the Project to advise the Village Board on its SEQRA determination; and

WHEREAS, at the June 7, 2022 meeting, the Planning Board approved the Step 2 Project Plan, and recommended that the Village Board, upon its completion of SEQRA review, adopt a negative declaration where the preparation of a draft environmental impact statement would not be necessary; and

WHEREAS, pursuant to Village Code § 160-13.1(F) and part of Step 3 PDD adoption, the Village Board thoroughly reviewed and examined the known facts related to the Project and carefully reviewed all potentially adverse environmental impacts, and the entire record and proceedings related to the Project. The Village Board determined that the Project will not have a significant adverse impact on the environment, adopted a negative declaration, and determined that preparation of a draft environmental impact statement is not necessary; and

WHEREAS, the Village Board conducted a duly noticed public hearing on the rezoning Local Law and Project Plan of 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 from Residential A-1 to a Planned Development District;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF MINOA BOARD OF TRUSTEES AS FOLLOWS:

1. The Village of Minoa Board of Trustees ("Village Board") hereby adopts the Planned Development District ("PDD") and makes the following findings:
 - a. This Planned Development District shall be permitted to operate a solar facility (the "Project") subject to the Village approved Project Plan.
 - b. The proposed dimensional controls and performance standards for the Project are accepted and set forth in the Project Plan.

- c. The staging and schedule to implement and construct the Planned Development District are accepted and set forth in the Project Plan.
 - d. The PDD is consistent with the Village of Minoa's (the "Village") comprehensive planning intentions and furthers the Village land development policies and goals. In particular, the PDD furthers the Village's policy goals of increasing renewable energy use and reducing greenhouse gas emissions.
 - e. The PDD project plan, as revised in the Site Plan dated June 2, 2022, is in accordance with and meets the expectations established in the Village Board's accepted and referred concept plan and outline.
2. The Village Board approves the PDD Project Plan subject to the following conditions:
- a. The Applicant shall post a decommissioning security, in accordance with the Project decommissioning plan.
 - b. Landscaping shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
 - c. The guiderail/boulders/bollards shall be installed along Clemons Road during facility construction, as showing on the Project Plan Site Plan Drawings.
 - d. Prior to the start of construction activities, the Village MS4 Stormwater Officer will complete review of the Stormwater Pollution Prevention Plan (SWPPP) and issue an MS4 Acceptance Form to the applicant so that the SPDES General Permit for Construction 0-20-001 Notice of Intent can be filed with NYSDEC for permit coverage and that the coverage acknowledgement letter may be received.
 - e. The Applicant shall obtain an Article 24 Freshwater Wetland Permit from NYSDEC for any impacts to the regulated adjacent area of delineated NYSDEC-jurisdictional wetlands. Any such permit received shall be provided to the Village of Minoa when issued.
 - f. The access road shall be installed and maintained consistent with a plan to be approved by the Village Board subsequent to the adoption of this Resolution.
 - g. PILOT Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
 - h. Community Host Agreement to be approved by the Village Board subsequent to the adoption of this Resolution.
 - i. The Applicant making a good faith effort to enter into an agreement with the Village's Administrator of its Community Choice Aggregation Program.

3. All materials approved by the Planning Board related to the Planning Development District, or reports, referrals and recommendations developed or received by the Planning Board are hereby incorporated into this resolution.
4. All SEQRA documents are hereby incorporated into this resolution.
5. The Planned Development District shall become effective upon the filing of the local law with the Secretary of State as all appropriate documents and plans related to the rezoning of the Property located at 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0 have been filed with the Village, as a supplement to the Zoning map.
6. Pursuant to Village Code § 160-13.1(G)(1)(c), any requirement(s) of subdivision, site plan and special permit is deemed satisfied and no further or separate review(s) or approval(s) are required as the Village Board determines the same were adequately reviewed in the context of project plan review and recommendation of the PDD. As such, the Village Board specifically retains such comprehensive and exclusive approval authority, and notwithstanding any other provisions in the Village Code to the contrary or otherwise. Accordingly, any separate requirement for Planning Board and/or Zoning Board of Appeals review(s), recommendation(s) or approval(s) of a PDD site, or part thereof, shall not be required.
7. This Resolution is effective immediately.

The adoption of the foregoing Resolution was moved by Trustee Eric Christensen, seconded by Trustee John Abbott, and duly put to vote, which resulted as follows

William F. Brazill, Mayor	Yes
John Champagne, Deputy Mayor/Trustee	Absent
Eric Christensen, Trustee	Yes
John Abbott, Trustee	Yes
Robert Schepp, Trustee	Yes

THIS RESOLUTION WAS ADOPTED.

I, LISA DEVONA, Village Clerk of the Village of Minoa, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Village Board of Trustees of the Village of Minoa at a regular meeting of the Board duly called and held on the **6th day of September, 2022**; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due Notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
The seal of the Village of Minoa, this 12th day of September, 2022.



LISA DEVONA

**Village Clerk of the Village of Minoa
Onondaga County, New York**

VILLAGE OF MINOA

Local Law No. 4 of 2022

A Local Law Rezoning Property in the Village of Minoa from Residential A-1 to PDD and Modifying the Village of Minoa Zoning Map to Reflect the Same.

Be it hereby enacted by the Board of Trustees of the Village of Minoa as follows:

Section 1: Property located at 5986 Clemons Road, Minoa, NY, Tax Map Id: 005.-10-01.0, as shown on the attached **Schedule A** (the “Property”), is hereby rezoned from Residential A-1 to Planned Development District (PDD). The Project Plan for the Property is hereby approved as set forth in the attached **Schedule B**, which is incorporated herein by reference. The zoning regulations applicable to the Property shall be as set forth in the Project Plan, approved herein.

Section 2: This Local Law is effective upon filing with the Secretary of State in accordance with the Municipal Home Rule Law.

2



SCHEDULE B

Project Plan Approval

Following Project Plan approval, this Planned Development District shall permit the operation of a solar facility ("Project"), all as shown on the Project Plan Site Plan Drawings, consisting of the following drawings entitled CLEMONS RD SOLAR FARM PROJECT FINAL SITE PLAN prepared by Bergmann Architects Engineers Planners P.C., which are listed below and are incorporated herein by reference:

Drawing Title	Original Date	Last Revised
C000 – Cover Sheet	January 31, 2022	June 2, 2022
C001 – General Notes	January 31, 2022	June 2, 2022
C002 – Area Parcel Plan	January 31, 2022	June 2, 2022
C003 – Existing Conditions Plan	January 31, 2022	June 2, 2022
C004 – Overall Site Plan	January 31, 2022	June 2, 2022
C005 – Site Plan	January 31, 2022	June 2, 2022
C006 – Erosion & Sediment Control Plan	January 31, 2022	June 2, 2022
C007 – Grading Plan	January 31, 2022	June 2, 2022
C008 – Details I	January 31, 2022	June 2, 2022
C009 – Details II	January 31, 2022	June 2, 2022
C010 – Details III	January 31, 2022	June 2, 2022
C011 – Details IV	January 31, 2022	June 2, 2022

The Project Plan, approved herein, shall constitute the zoning regulations for the Property.

Pursuant to Village Code § 160-13.1(G)(1)(c), any requirement(s) of subdivision, site plan and special permit is deemed satisfied and no further or separate review(s) or approval(s) are required as the Village Board determines the same were adequately reviewed in the context of project plan review and recommendation of the PDD. As such, the Village Board specifically retains such comprehensive and exclusive approval authority, and notwithstanding any other provisions in the Village Code to the contrary or otherwise. Accordingly, any separate requirement for Planning Board and/or Zoning Board of Appeals review(s), recommendation(s) or approval(s) of a PDD site, or part thereof, shall not be required.

This Project Plan approval is subject to the following conditions:

1. The Applicant shall post a decommissioning security, in accordance with the Project decommissioning plan.
2. Landscaping shall be installed and maintained consistent with the Project Plan Site Plan Drawings.

3. The guiderail/boulders/bollards shall be installed along Clemons Road during facility construction, as showing on the Project Plan Site Plan Drawings.
4. Prior to the start of construction activities, the Village MS4 Stormwater Officer will complete review of the Stormwater Pollution Prevention Plan (SWPPP) and issue an MS4 Acceptance Form to the applicant so that the SPDES General Permit for Construction 0-20-001 Notice of Intent can be filed with NYSDEC for permit coverage and that the coverage acknowledgement letter may be received.
5. The Applicant shall obtain an Article 24 Freshwater Wetland Permit from NYSDEC for any impacts to the regulated adjacent area of delineated NYSDEC-jurisdictional wetlands. Any such permit received shall be provided to the Village of Minoa when issued.

TAXING JURISDICTIONS PILOT LETTERS OF SUPPORT

Raquel Parks
Associate
Direct Dial: 518.433.2424
rparks@hodgsonruss.com



October 20, 2022

John Deer, Supervisor
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

Re: RPNY Solar 4, LLC's RPTL §487 PILOT with the Onondaga County
Industrial Development Agency

Dear Supervisor Deer:

This office represents RPNY Solar 4, LLC ("RPNY Solar"). The Village of Minoa (the "Village") has approved RPNY Solar to build and operate an approximately 3 megawatt solar array in the Village at 5986 Clemons Road, East Syracuse, NY 13057 (Tax Map ID: 005.-10-01.0)(the "Project").

RPNY Solar will enter into a payment in lieu of taxes ("PILOT") agreement with the Onondaga County Industrial Development Agency (the "IDA") to benefit the Onondaga County, East Syracuse Minoa Central School District, Village of Minoa, and your Town (the "Jurisdictions"). One of the IDA's requirements is that RPNY Solar obtains each Jurisdiction's approval of the proposed PILOT structure with the IDA.

RPNY Solar proposes a PILOT amount of \$4,000/MW to be split with each Jurisdiction based upon each Jurisdiction's appropriate tax rate. The PILOT agreement will last for a term of 25 years with an annual escalator of 2%. Enclosed is Mayor Brazill's letter of support for this PILOT structure. If the Town agrees to this PILOT structure, we would appreciate if you sign a copy of this letter where indicated, and return it to the undersigned.

677 Broadway, Suite 401 | Albany, New York 12207 | 518.465.2333 | HodgsonRuss.com

Albany ■ Buffalo ■ New York ■ Palm Beach ■ Saratoga Springs ■ Toronto

John Deer, Supervisor
Town of Manlius
October 20, 2022
Page 2



Please contact me if you would like to discuss the PILOT structure further.

Regards,

A handwritten signature in black ink that reads "Raquel Parks".

Raquel Parks

Enclosure

cc: William F. Brazill, Mayor of Minoa

The undersigned, **Town of Manlius**, is aware that RPNY Solar 4, LLC will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar 4, LLC. The undersigned hereby supports a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

A handwritten signature in black ink that reads "John T. Deer".

Title: *Town Supervisor*



District Office
407 Fremont Road
East Syracuse, NY 13057
Fax: 315-434-3020
www.esmschools.org

Dr. Donna J. DeSiato
Superintendent

Phone: 315-434-3012
E-mail: ddesiato@esmschools.org

December 15, 2022

Robert M. Petrovich
Onondaga County Office of Economic Development
333 W. Washington Street, Suite 130
Syracuse, New York 13202

Regarding: RPNY Solar 4, LLC

Dear Executive Director Petrovich:

I am writing on behalf of the East Syracuse Minoa Central School District. It is our understanding that RPNY Solar 4, LLC has proposed to construct a small-scale commercial solar energy generating facility that will be located in the Village of Minoa at 5986 Clemons Road, Tax Map ID: 005.-10-01.0.

It is the District's understanding that the Company has proposed to enter into a payment in lieu of tax agreement with the Onondaga County IDA under which the Company will pay \$4,000/megawatt each year for a term of 25 years with an escalator of 2%. The School District will receive a pro rata share of such payment based on the real property tax burden.

I am writing to advise that the East Syracuse Minoa School District supports the proposed project based on the terms and information provided to the District.

Please contact me if you require any additional information. Thank you for your ongoing efforts to bring economic growth and development to our community.

Sincerely,

A handwritten signature in blue ink, reading "Donna J. DeSiato".

Dr. Donna J. DeSiato
Superintendent of Schools

cc: William F. Brazil, Mayor of Minoa

July 5, 2022

Motion Made By Mr. May

RESOLUTION NO. 108

A RESOLUTION INDICATING THE COUNTY OF ONONDAGA'S ONGOING INTENT TO REQUIRE A CONTRACT FOR PAYMENTS IN LIEU OF TAXES FOR SOLAR AND WIND ENERGY SYSTEMS PURSUANT TO REAL PROPERTY TAX LAW SECTION 487(9)(B)

WHEREAS, pursuant to New York Real Property Tax Law § 487, a county may require a solar or wind energy system, as defined therein and meeting the requirements of subdivision four thereof, to enter into a contract for payments in lieu of taxes (PILOT) provided the county notify the owner or developer in writing of its intent to require a PILOT within sixty (60) days of receiving written notification; and

WHEREAS, New York Real Property Tax Law § 487(9)(b) allows for the adoption of a resolution by this Onondaga County Legislature indicating the County's ongoing intent to require PILOTS for such solar and wind energy systems, which resolution shall satisfy the aforesaid sixty (60) day notice requirement to owners or developers and no further action is required on the part of Onondaga County; now, therefore be it

RESOLVED, that this Resolution, effective immediately, shall serve as notice of the County of Onondaga's ongoing intent to enter into PILOT agreements for solar and wind energy systems within the County pursuant to New York Real Property Tax Law § 487(9)(b); and, be it further

RESOLVED, that the County Executive is authorized to execute agreements and such other documents as may be reasonably necessary to implement the intent of this resolution.

ADOPTED 7/5/2022



I hereby certify that the foregoing is a true and exact copy of the legislation duly adopted by the County Legislature of Onondaga County on the 5th day of July 2022.

A handwritten signature in blue ink, appearing to be "Jm", is written over a horizontal line.

Clerk, County Legislature

**JULY 5, 2022
SESSION**

3

LEGISLATORS

AYES:

NOES:

ABSENT:

EXCUSED:

No. 108

8. RYAN

1. MAY

7. KUHN

9. CHASE

10. OLSON

11. MCBRIDE

12. KNAPP

13. BUSH

14. KELLY

15. KINNE

16. GARLAND

17. ERVIN

3. BURTIS

4. GUNNIP

5. CODY

6. ABBOTT

2. ROWLEY

TOTAL:

17

0

0

0



APPENDIX B

Photo Documentation of Pre-Construction Conditions



Photo 1: Palustrine emergent wetland (PEM), facing north.



Photo 2: Palustrine emergent wetland (PEM), facing east.





Photo 3: Palustrine emergent wetland (PEM), facing south.



Photo 4: Palustrine emergent wetland (PEM), facing east.





Photo 5: Palustrine forested wetland (PFO), facing east.



Photo 6: Palustrine forested wetland (PFO), facing north.





Photo 7: Representative upland habitat, facing north.



Photo 8: Representative upland habitat, facing east.





Photo 9: Representative upland habitat, facing east.



Photo 10: Representative upland habitat, facing east.



VILLAGE OF MINOA
240 N. MAIN STREET • MINOA • NEW YORK 13116

William F. Brazill, *Mayor*
wbrazill@villageofmino.com
Office: (315) 656-3100
Fax: (315) 656-0825
www.villageofmino.com



John H. Champagne, *Deputy Mayor*
John M. Abbott, *Trustee*
Eric S. Christensen, *Trustee*
Bobby Schepp, *Trustee*
Lisa L. DeVona, *Clerk-Treasurer*
Law Offices of Courtney M. Hills PC

October 14, 2022

Robert M. Petrovich, Director
Onondaga County Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, NY 13202

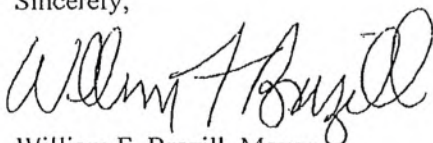
Dear Director Petrovich:

Re: Minoa's support of RPNY Solar 4, LLC Onondaga County IDA PILOT

On September 6, 2022, the Village of Minoa (the "Village") approved RPNY Solar 4, LLC (RPNY Solar) to build and operate an approximately 3 megawatt (MW) solar array in the Village at 5986 Clemons Road, Tax Map ID: 005.-10-01.0. The Village is aware that RPNY Solar will pursue a Payment in Lieu of Taxes (PILOT) Agreement through the Onondaga County Industrial Development Agency and has discussed the proposed PILOT structure with RPNY Solar. The Village agrees with a \$4,000 per megawatt payment for a 25-year term with an annual escalator of 2%.

Please contact my office if you would like to discuss the PILOT structure further.

Sincerely,



William F. Brazill, Mayor

Onondaga County Industrial Development Agency



Project Summary Draft

4/10/2023

1. Project	PBFF Drakes LLC	2. Project Number	3101-23-02A
3. Location	Lysander	4. School District	Baldwinsville
5. Tax Parcel(s)	075.-03-24.7	6. Project Type	Construction

7.Total Project Cost	\$	43,571,000	8. Total Jobs	3
Land	\$	465,000	8A. Job Retention	0
Site Work	\$	350,000	8B: Job Creation	3
Building	\$	36,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	250,000		
Equipment	\$	335,000		
Engineering/Architecture Fees	\$	121,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	650,000		
Management/Developer Fees	\$	5,400,000		

Community Investment /Abatement Summary

	Fiscal Impact (\$)
Abatement Summary	\$3,057,660
Sales Tax Abatement	\$1,526,840
Mortgage Tax Abatement	\$258,750
Property Tax Relief (PILOT)	\$1,272,070
Community Investment	\$56,637,646
PILOT Payments 10 yrs	\$1,234,446
Project Wages (10 yrs)	\$1,385,000
Construction Benefit	\$10,447,200
Employee Benefits (10 years)	\$0
Total Project Cost	\$43,571,000
Investment:Abatement Ratio	18.52

Project Description

Applicant proposes to transform a vacant 22.1 acre parcel into a residential apartment complex consisting of 6 apartment buildings, each 3 stories totaling approximately 34,000 SF and containing 27 apts consisting of 6 one-bedroom, 17 two-bedroom, 4 three-bedroom and 60 garages with each building. There will be 3000 SF clubhouse, and 60 disconnected garage units in 12 buildings, each having 5 garage units. There will be a total of 120 garages. A 2000 SF maintenance building is also proposed.

PBFF Drakes LLC

DRAFT

for 10 years

OCIDA estimate of current market value				\$ 412,500
Projected investment				\$ 36,000,000
OCIDA estimate of increase in value				\$ 8,000,000
OCIDA estimated value after project is completed				\$ 8,412,500
Taxes that would have been collected if the project did not occur				\$ 122,905
Scheduled PILOT payments				\$ 1,234,446

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,846.34	\$ 701.85	\$ 8,676.29	\$ 11,224.48	\$ 228,911.41	\$ 217,686.92
2	90%	\$ 5,535.65	\$ 2,104.28	\$ 26,013.11	\$ 33,653.04	\$ 233,489.63	\$ 199,836.60
3	80%	\$ 9,371.80	\$ 3,562.53	\$ 44,039.92	\$ 56,974.25	\$ 238,159.43	\$ 181,185.18
4	70%	\$ 13,359.17	\$ 5,078.26	\$ 62,777.40	\$ 81,214.84	\$ 242,922.61	\$ 161,707.77
5	60%	\$ 17,502.30	\$ 6,653.20	\$ 82,246.77	\$ 106,402.27	\$ 247,781.07	\$ 141,378.80
6	50%	\$ 21,805.81	\$ 8,289.11	\$ 102,469.80	\$ 132,564.71	\$ 252,736.69	\$ 120,171.98
7	40%	\$ 26,274.45	\$ 9,987.79	\$ 123,468.85	\$ 159,731.09	\$ 257,791.42	\$ 98,060.33
8	30%	\$ 30,913.12	\$ 11,751.10	\$ 145,266.87	\$ 187,931.10	\$ 262,947.25	\$ 75,016.15
9	20%	\$ 35,726.83	\$ 13,580.95	\$ 167,887.43	\$ 217,195.21	\$ 268,206.20	\$ 51,010.99
10	10%	\$ 40,720.72	\$ 15,479.29	\$ 191,354.71	\$ 247,554.72	\$ 273,570.32	\$ 26,015.60
TOTAL		\$ 203,056.19	\$ 77,188.37	\$ 954,201.14	\$ 1,234,445.70	\$ 2,506,516.02	\$ 1,272,070.32

	Year					
	0	1	2	3	4	5
Jobs			2	1		
Current/Actuals						
Creation Goals		0				
Total Employment Goals	0	0	2	1	0	0

Project Tax Billing and Payment Schedule

1. Anticipated PILOT filing date is Q1 2024
2. Applicant will received a 2024 Town and County Tax bill in Januay 2024
3. Applicant will receive a 2023-24 School Bill in Sep-23
4. Applicant will not receive a Town and County Tax bill in 2025
5. Applicant will not receive a 2024-25 School tax bill
6. Applicant will receive an OCIDA PILOT Bill Year 1 in January 2025

Please contact OCIDA staff with any questions.

Property of the Onondaga County Industrial Development Agency, All Rights Reserved



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
6. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
8. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
9. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

10. A complete Application consists of the following 9 items:

- This Application
- Local Access Agreement
- Employment Plan
- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

11. This Application was adopted by the OCIDA Board on January 18, 2022.

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

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

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

Submittal Date: _____

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: [Click here to enter text.](#)_____

Applicant/ Project Operator Address: _____

Phone:_____ Fax:_____

Website:_____ E-mail:_____

Federal ID#:_____ NAICS:_____

State and Year of Incorporation/Organization: _____

Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name:_____

Title:_____

Address:_____

Phone:_____ Fax:_____

E-mail: _____

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

Name: _____

Title: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

D) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____ Cell Phone: _____

E-mail: _____

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other (please specify): _____

Year Established: _____

State in which Organization is established: _____

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

Name

% of ownership

G) Applicant Business Description:

Estimated % of sales within Onondaga County: _____

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

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

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

(*Percentage to equal 100%)

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

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

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

☐ Yes ☐ No

Section II: Project and Site Information

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

Address: _____

Legal Address (if different): _____

City: _____ Village/Town: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Full Market Value: _____ Footage of Existing Building: _____

Census Tract: _____

B) Type (Check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New construction | <input type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Expansion/Addition to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of existing facility | <input type="checkbox"/> LEED Certification |
| <input type="checkbox"/> Housing Project | <input type="checkbox"/> Demolition and Construction |
| <input type="checkbox"/> Renewable Energy Project | <input type="checkbox"/> Acquisition of existing facility/property |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☐ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☐ (vi) describe your method for site control (Own, lease, other).

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

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

- | | |
|--|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail (see page 14) |
| <input type="checkbox"/> Housing Project (see page 17) | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Use Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Renewable Energy Project (see page 15) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

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

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

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

☐ Yes ☐ No

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

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☐ Yes. What is the status? ☐ No. When will the plans be submitted?

2. Has the project received site plan approval from the town or local planning board?
☐ Yes ☐ No
3. If no, what is the anticipated approval date? _____
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
 - a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
 - b. Have any environmental issues been identified on the property?
☐ Yes ☐ No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment*			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

*Amounts in the table reflect the best estimates as this time, and are subject to change.

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

B) TOTAL Capital Costs \$ _____

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

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

6. Total Sources of Funds for Project Costs \$ _____

C) Employment and Payroll Information

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

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

2. Complete the following:

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

D) New Employment Benefits

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

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

*The jobs will be created following completion of the Facility.

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

E) Financial Assistance sought (estimated values):

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

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

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

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

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

\$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☐No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
 - ☐ Yes. Please provide copy.
 - ☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes. Please provide copy.
 - ☐ No
6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

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

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

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

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

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of March 1, 2023 (date).

Company: PBFF Drakes LLC

Representative for Contract: Frank Fava

Address: 8927 Center Pointe Dr. City: Baldwinsville State: NY Zip: 13027

Phone: 315-575-1664 Email: FAVAFJ@Gmail.com

Project Address: 3285 BELGIUM RD City: Baldwinsville State: NY Zip: 13027

General Contractor: _____

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature:  _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

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

Section X: Recapture of Tax Abatement/Exemptions

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

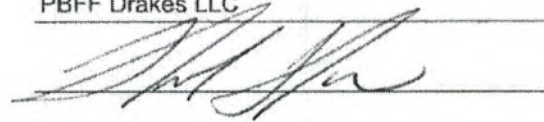
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

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

Name of Applicant Company

PBFF Drakes LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Member

Date: March 1, 2023

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Alexis Rodriguez, Assistant Treasurer

Agency Legal Counsel & Auditor

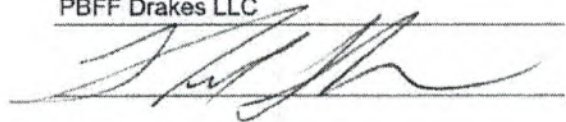
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

PBFF Drakes LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Member

Date: March 1, 2023

Section XII: Representations, Certifications, and Indemnification

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

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

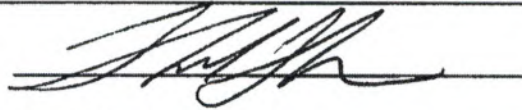
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.
- H. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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

Name of Applicant Company:

PBFF Drakes LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Member

Date:

2/28/2023

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

Frank Fava, being first duly sworn, deposes and says:

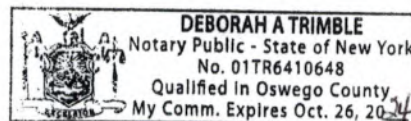
1. That I am the Member (Corporate Officer) of PBFF Drakes LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the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

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 28th day of 2, 2023.

Deborah A. Trimble

(Notary Public)



End of Application

Rev 12.14.22

Prior Financial Assistance Received by Project Beneficiary:

The Project Company has common ownership with CP 850, LLC which was awarded financial assistance in the form of a partial real property tax abatement, sales and use tax abatement and an abatement from mortgage recording taxes in connection with a 26 unit housing complex located at approximately Center Pointe Drive, town of Lysander and encompassing tax parcel 313689079.-1-18.0. The project name was CP 850 and the transaction closed in 2015.

Project Narrative and Description of the Project:

PBFF Drakes LLC is a New York limited liability company wholly owned by Frank Fava and Pat Bassett, two long-time, reputable and experienced multi-family owners and developers in Central York. Together, Pat and Frank own and manage 147 residential units in New York State. Their customers are comprised of residential multifamily apartment complex tenants.

Since execution and delivery of the Purchase and Sale Agreement with the YMCA for the Project Site, which is anticipated to close simultaneously with the IDA closing, construction costs, both in terms of raw materials and project labor, have risen dramatically. The return on investment prior to this sharp increase in costs was at a level where financial assistance was needed in order to move forward, and the increase in costs made it such that an even greater amount of financial assistance was needed in order to move forward without financial assistance. Finally, the significant and repeated interest rate hikes by the Federal government undertaken in an attempt to reverse the rapid increase in inflation has made it such that even with financial assistance, the return on investment is not enough to proceed, but the Applicant is willing to risk obtaining a lower return if financial assistance can be provided, but cannot proceed if it is not.

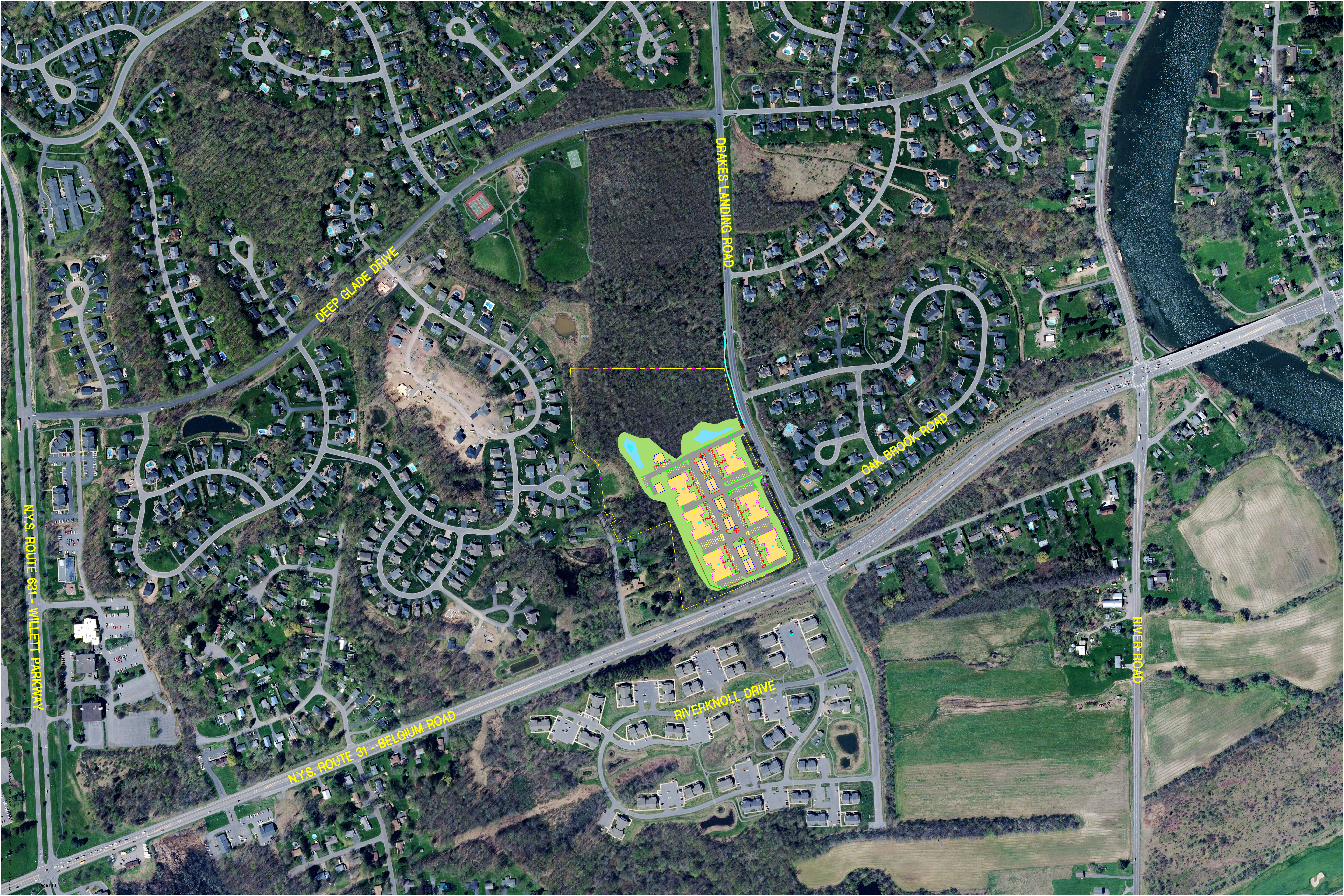
The Applicant would like to transform this currently vacant approximate 22.1 acre parcel into a residential apartment complex consisting of six (6) apartment buildings, each three (3) stories totaling approximately 34,000 square feet and containing twenty-seven (27) apartments consisting of six (6) one-bedroom apartments, seventeen (17) two-bedroom apartments, four (4) three-bedroom apartments and sixty (60) garages within each apartment building. The Project will also include the construction of a clubhouse totaling approximately 3,000 square feet for use by the residents as well as sixty (60) garage units disconnected from the apartment buildings in twelve (12) buildings each containing five (5) garage units and a maintenance building totaling approximately 2,000 square feet. There will be a total of one-hundred twenty (120) garages.

The Project is fulfilling an unmet need in the area as there is currently a housing shortage, which will only be made worse with the addition of Micron. The Town of Lysander has adopted a resolution supporting the Project and the delivery of financial assistance by the Agency, including a PILOT Agreement. The Radisson Community has also provided a letter expressing its support for the Project. The Project is considered in-fill of a populated area because it is part of the Radisson Planned Unit District and would complete a portion of that PUD. The Project provides walkability to other areas in the Town, including those amenities afforded to the public in the Radisson Community and will include sidewalks. There is not additional infrastructure needed from Onondaga County to complete the Project and as indicated earlier, it is part of the Radisson PUD.

Drakes Landing Apartment Layout

<i>Apartment #</i>	<i>Floor</i>	<i>BEDROOMS</i>	<i>Sq. Ft.</i>	
101	1	1	804	Handicap
102	1	2	1316	
103	1	3	1407	
104	1	3	1433	
105	1	3	1426	
106	1	3	1316	
107	1	1	804	Handicap
201	2	2	1080	
202	2	2	1182	
203	2	2	1228	
204	2	1	1017	3 season (55 sq ft)
205	2	2	1272	
206	2	2	1275	
207	2	1	1017	3 season (55 sq ft)
208	2	2	1228	
209	2	2	1182	
210	2	2	1080	
301	3	2	1080	
302	3	2	1031	3 season (68 sq ft)
303	3	2	1250	
304	3	2	1309	
305	3	1	922	3 season (51 sq ft)
306	3	1	922	3 season (51 sq ft)
307	3	2	1309	
308	3	2	1250	
309	3	2	1031	3 season (68 sq ft)
310	3	2	1080	

31,251 sq. ft.



DEEP GLADE DRIVE

DRAKES LANDING ROAD

OAK BROOK ROAD

RIVER ROAD

RIVERKNOLL DRIVE

N.Y.S. ROUTE 31 - BELGIUM ROAD

N.Y.S. ROUTE 631 - WILLETT PARKWAY

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: <div style="text-align: center;">Drake's Landing Apartments</div>		
Project Location (describe, and attach a general location map): <div style="text-align: center;">Intersection of Route 31 and Drake's Landing Road (see Project Plans)</div>		
Brief Description of Proposed Action (include purpose or need): <div style="text-align: center;">Development of an apartment complex, consisting of 6, 3-story, multi-family buildings, 6 garages, and 2 support buildings (a clubhouse and maintenance building), on a 22.1-acre lot (see Application, Drawings, and Reports transmitted to the Town on January 10, 2022).</div>		
Name of Applicant/Sponsor: <div style="text-align: center;">B & F Development</div>	Telephone: (315) 575-1664	
	E-Mail: ffava@twcnny.rr.com	
Address: <div style="text-align: center;">8927 Center Pointe Drive</div>		
City/PO: <div style="text-align: center;">Baldwinsville</div>	State: <div style="text-align: center;">New York</div>	Zip Code: <div style="text-align: center;">13027</div>
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): <div style="text-align: center;">YMCA of Greater Syracuse, Inc.</div>	Telephone: (315) 474-6851	
	E-Mail:	
Address: <div style="text-align: center;">340 Montgomery Street</div>		
City/PO: <div style="text-align: center;">Syracuse</div>	State: <div style="text-align: center;">New York</div>	Zip Code: <div style="text-align: center;">13202</div>

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lysander Planning Board - Site Plan	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lysander Highway Dept. - curb cut	
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Stormwater Discharge Permit	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Army Corp of Engineers	
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
<u>PUD</u> <u>Highway Overlay District</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	□ Yes □ No
c. Is a zoning change requested as part of the proposed action? If Yes,	□ Yes □ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Baldwinsville Central School District</u>
b. What police or other public protection forces serve the project site?	<u>Onondaga County Sheriff and New York State Police</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Belgium Cold Springs Fire Department</u>
d. What parks serve the project site?	<u>Drake's Landing Park, Kerri Hornaday Park, and Town of Lysander Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	□ Yes □ No
<u>Residential</u>	
b. a. Total acreage of the site of the proposed action?	<u>22.10</u> acres
b. Total acreage to be physically disturbed?	<u>10.8</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>22.10</u> acres
c. Is the proposed action an expansion of an existing project or use?	□ Yes □ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	□ Yes □ No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? □ Yes □ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	□ Yes □ No
i. If No, anticipated period of construction: <u>18</u> months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	<u>162 units in 6 buildings</u>
At completion of all phases	_____	_____	_____	<u>162 units in 6 buildings</u>

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>14</u> (12 detached garages; 1 maintenance building; 1 clubhouse)	
ii. Dimensions (in feet) of largest proposed structure: <u>30</u> height; <u>58</u> width; and <u>50</u> length	(clubhouse & maintenance building)
iii. Approximate extent of building space to be heated or cooled: <u>4,458</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	Required stormwater detention.
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify:	
_____ stormwater	
iii. If other than water, identify the type of impounded/contained liquids and their source.	

iv. Approximate size of the proposed impoundment.	Volume: <u>1.01</u> million gallons; surface area: <u>0.8</u> acres
v. Dimensions of the proposed dam or impounding structure:	see below height; see below length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	
_____ Berm A = 5.5 feet in height and 440 L.F.	_____ Berm B = 3.5 feet in height and 220 L.F.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

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

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

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

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

i. Total anticipated water usage/demand per day: 39,000 gallons/day

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

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

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

- Describe extensions or capacity expansions proposed to serve this project: Approximately 1,660 feet of ductile iron water line originating at main east side of Drakes Landing, including approximately 5 hydrants.
- Source(s) of supply for the district: OCWA/Lake Ontario

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 39,000 gallons/day

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

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

- Name of wastewater treatment plant to be used: Baldwinsville-Seneca Knolls Wastewater Treatment Plant
- Name of district: Radisson Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: <u>8-inch sanitary sewer line extending +/- 140 l.f. from existing manhole east side of Drakes Landing, all on-site sewer lines will be privately maintained.</u> 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? <u>Seneca River</u> 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>6.7</u> acres (impervious surface)</p> <p>_____ Square feet or <u>22.1</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Stormwater Facilities (2 total)</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>On-site Stormwater Management Facility/Structures</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p><u>Construction Equipment</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p><u>HVAC Equipment</u></p> <p>_____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed <u>345</u> Net increase/decrease <u>345</u></p> <p>iv. Does the proposed action include any shared use parking? Yes No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Two access drives.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ <u>1,773,900 per USPOE estimate</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 AM-7:00 PM</u> • Saturday: <u>7:00 AM-5:00 PM</u> • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>N/A</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 AM-7:00 PM</u> • Saturday: <u>7:00 AM-5:00 PM</u> • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>N/A</u> • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 AM-7:00 PM</u> • Saturday: <u>7:00 AM-5:00 PM</u> • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>N/A</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 40px;"><u>Construction equipment as typical for residential construction activity (see D.1.i on Page 7 of 13).</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 40px;"><u>Lighting will be building-mounted, be dark sky compliant, and be directed at the adjacent parking areas and drives.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>The Site Plan will preserve as much as possible of the existing natural barriers.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) (.25 pounds per s.f. per NAHB) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Carry-in/Carry-out site</u> • Operation: <u>OCRA Reuse/Recycle Program in place</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Contractor to remove a legally dispose of all construction waste.</u> • Operation: <u>Local hauling (trash) service.</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ wetland ii. If mix of uses, generally describe: _____ _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	---	6.8	+6.8
• Forested	16.3	6.6	-9.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A		
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A		
• Surface water features (lakes, ponds, streams, rivers, etc.)	---	0.8	+ 0.8
• Wetlands (freshwater or tidal)	4.8	4.7	- 0.1
• Non-vegetated (bare rock, earth or fill)	N/A	---	---
• Other Describe: _____ _____	N/A		

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 																			
E.2. Natural Resources On or Near Project Site																			
a. What is the average depth to bedrock on the project site? _____ 2.5 _____ feet																			
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																			
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Lockport and Brockport</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">67.5 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lairdsville Silt Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">11.3 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Ontario Gravelly Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">12.1 %</td> </tr> </table>		Lockport and Brockport	67.5 %	Lairdsville Silt Loam	11.3 %	Ontario Gravelly Loam	12.1 %												
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d. What is the average depth to the water table on the project site? Average: _____ 1 _____ feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Well Drained:</td> <td style="width: 60%; text-align: right;">23 % of site</td> </tr> <tr> <td>Moderately Well Drained:</td> <td style="text-align: right;">9 % of site</td> </tr> <tr> <td>Poorly Drained</td> <td style="text-align: right;">68 % of site</td> </tr> </table>		Well Drained:	23 % of site	Moderately Well Drained:	9 % of site	Poorly Drained	68 % of site												
Well Drained:	23 % of site																		
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">0-10%:</td> <td style="width: 60%; text-align: right;">85 % of site</td> </tr> <tr> <td>10-15%:</td> <td style="text-align: right;">5 % of site</td> </tr> <tr> <td>15% or greater:</td> <td style="text-align: right;">10 % of site</td> </tr> </table>		0-10%:	85 % of site	10-15%:	5 % of site	15% or greater:	10 % of site												
0-10%:	85 % of site																		
10-15%:	5 % of site																		
15% or greater:	10 % of site																		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____																			
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name <u>Army Corps of Engineers</u></td> <td>Approximate Size <u>4.94 Acres</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input type="checkbox"/> No	ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name <u>Army Corps of Engineers</u>	Approximate Size <u>4.94 Acres</u>	• Wetland No. (if regulated by DEC)	_____	
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• Wetland No. (if regulated by DEC)	_____																		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																			
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No																			
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No																			
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">i. Name of aquifer: _____</td> <td style="width: 40%; text-align: right;">Principal Aquifer, Primary Aquifer</td> </tr> </table>		i. Name of aquifer: _____	Principal Aquifer, Primary Aquifer																
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<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): <u>Indiana Bat</u></p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: <u>Kerri Hornaday Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local Park</u> iii. Distance between project and resource: <u>0.3</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

Full Environmental Assessment Form

Project :

Part 2 - Identification of Potential Project Impacts

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>		
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Supplement to Part 2 – Environmental Assessment Form**1. Impact on Land:**

1.a. The Soils Report indicates that the soil types represent conditions where groundwater is less than 3.0 feet. However, soil borings were undertaken on October 26, 2020. Based on the Soils Report prepared by Stopen Engineering, groundwater on the site was not observed in test pits ranging from 6.0 feet to 9.0 feet, within the proposed area of disturbance (and outside of the wetland areas to remain undisturbed). As programmed, the area of disturbance subject to excavation includes approximately 10.8 acres of the site. Excavation will provide for site grading to accommodate buildings, driveways, parking areas, installation of underground site utilities, and stormwater management facilities. The proposed buildings will not have basements or sub-grade apartments.

1.b. **NO IMPACT**

1.c. **NO IMPACT**

1.d. Soils to be excavated for buildings and underground utilities will be utilized on-site for rough grading of the apartment complex, and construction of stormwater management facilities. Soils will also be utilized on-site to achieve the final grade of the site, and developing berm areas and landscaped areas, and to accommodate drainage and dry-swales as part of the stormwater management facilities.

1.e. Project construction is expected to take 18 months. Noise will be limited to daytime hours as indicated in Section D.2.1.i. of Part 1 of the Environmental Assessment Form.

1.f. A Stormwater Pollution Prevention Plan (SWPPP), and an Erosion and Sediment Control Plan is incorporated into the project design. No vegetation will be treated with herbicides. All vegetation within the area of disturbance will be removed by mechanical clearing and grubbing.

1.g. **NO IMPACT**

1.h. **NO IMPACT**

2. Impact on Geological Features: NO IMPACT

3. Impact on Surface Water:

3.a. **NO IMPACT**

3.b. **NO IMPACT**

3.c. **NO IMPACT**

- 3.d. The parcel contains 22.10 acres of woodland. Of the 22.10 acres, 47% of the site will remain as open space. Wetlands (4.8 acres) will remain undisturbed, thus maintaining the higher quality habitat area of the site. As a result, almost one-half of the site will remain as open space. A small area, 5,355 square feet in size contains a “non-jurisdictional wetland”.
- 3.e. An Erosion and Sediment Control Plan is included, and a SWPPP was submitted to the Town of Lysander dated November 2021.
- 3.f. **NO IMPACT**
- 3.g. **NO IMPACT**
- 3.h. An Erosion and Sediment Control Plan is included, and a SWPPP was submitted to the Town of Lysander dated November 2021.
- 3.i. **NO IMPACT**
- 3.j. **NO IMPACT**
- 3.k. **NO IMPACT**
4. **Impact on Groundwater:** **NO IMPACT**
5. **Impact on Flooding:** **NO IMPACT**
6. **Impact on Air:** **NO IMPACT**
7. **Impact on Plants and Animals:**
- 7.a. **NO IMPACT**
- 7.b. The parcel contains 22.10 acres of woodland. Of the 22.10 acres, 47% of the site will remain as open space. Wetlands (4.8 acres) will remain undisturbed, thus maintaining the higher quality habitat area of the site. As a result, almost one-half of the site will remain as open space. There has been no objective evidence that the project will result in a negative impact to the wildlife in the area.
- Measures will be taken to ensure that there is no danger to the local bat population. Although no evidence of the Indiana or Long-eared Bat has been uncovered, measures will be taken to acquire a Letter of Concurrence from the U.S. Fish and Wildlife Service, or to comply with NYSDEC regulations regarding protection of the species.
- 7.c. Measures will be taken to ensure that there is no danger to the local bat population. Although no evidence of the Indiana or Long-eared Bat has been uncovered, measures will be taken to acquire a Letter of Concurrence from the U.S. Fish and Wildlife Service, or to comply with NYSDEC regulations regarding protection of the species.

- 7.d. Measures will be taken to ensure that there is no danger to the local bat population. Although no evidence of the Indiana or Long-eared Bat has been uncovered, measures will be taken to acquire a Letter of Concurrence from the U.S. Fish and Wildlife Service, or to comply with NYSDEC regulations regarding protection of the species.
- 7.e. **NO IMPACT**
- 7.f. **NO IMPACT**
- 7.g. **NO IMPACT**
- 7.h. Site disturbance will be approximately 10.8 acres per the Project Plans. The site is dominated mainly by secondary growth, including mostly small to moderate sized trees with shrub/scrub underbrush. The area of disturbance does not contain high quality woodland habitat.
- 7.i. **NO IMPACT**
- 7.j. **NO IMPACT**
8. **Impact on Agricultural Resources: NO IMPACT**
9. **Impact on Aesthetic Resources:**
- 9.a. **NO IMPACT**
- 9.b. **NO IMPACT**
- 9.c. The project will be screened with both existing native vegetation, and newly planted evergreen trees designed to screen views into the site throughout the year. Care will be taken to maintain as many existing trees as practical. Vegetation between the north, west, and south boundary will be substantially maintained to separate the project from adjoining neighborhoods. On the portion of the site near the NYS Route 31 and Drakes Landing intersection, as well as along the east boundary, existing trees will be maintained, and supplemented with new evergreen trees.
- 9.d. The project may be viewed via routine travel by residents travelling to and from Drakes Landing. However, the project will be screened with vegetation, and will be above the normal line of sight, assuming an average minimum tree height of 25 feet, and a driver's eye height of 4 to 6 feet above pavement elevation on public roads surrounding the project.
- 9.e. **NO IMPACT**
- 9.f. Similar projects exist within proximity to the proposed Drakes Landing Apartments site. Projects within and near the Radisson PUD include:
- Centerpointe - 3 stories (the same structure was previously constructed):
Approximately 1 mile

Silverwood Senior Apartments - 3 stories
Approximately 1/2 mile

Riverknoll Apartments - 2 stories
Less than 1/10 mile

Timber Banks Apartments - 3 stories
Approximately 1/2 mile

10. Impact on Historic and Archeological Resources: NO IMPACT

An Archeological Study was performed and found no evidence of archeological significance. A letter from Tim Lloyd, PhD of the New York State Department of Parks, Recreation and Historic Preservation was received on August 27, 2021 stating that the agency has “no concerns regarding the projects potential impact to historic archeological resources.”

11. Impact on Open Space and Recreation: NO IMPACT

12. Impact on Critical Environmental Areas: NO IMPACT

13. Impact on Transportation:

The project location is appropriate and consistent with the highway function of a major collector road. The Traffic Impact Study (Dunn & Sgromo Engineers – 2020, revised January 2022) indicates that.... *All of the studied intersections and approaches under proposed conditions will operate at the same or very close to the level-of-service of the existing conditions.* As such, the existing road system will adequately address the project’s introduction into the area.

On August 28, 2020, after a review of the issues relating to traffic in the area, and the Traffic Impact Study listed above, a letter was received from Region 3 offices of the New York State Department of Transportation. The letter was authorized by Elizabeth Parmley, P.E., and concluded, “The proposed development will not have a significant negative impact to the adjacent traffic signal. I recommend approval of the TIS.”

14. Impact on Energy: NO IMPACT

15. Impact on Noise, Odor and Light:

15.a. During construction, there may be temporary periods of typical construction noise. However, noise levels would not exceed levels expected by single-family home construction (i.e. a subdivision), and would be occurring only during daytime hours. Once completed, the project will not create ambient noise greater than that of a single-family subdivision, and will not exceed local noise regulations.

15.b. **NO IMPACT**

15.c. **NO IMPACT**

15.d. **NO IMPACT**

15.e. Development on the 10.8-acre area of disturbance will obviously alter the site, but will not create impacts greater than that of the surrounding residential land use. Approximately 47% of the site will remain in open space, thus, securing the integrity of almost half of the site in wooded open space that will be protected with a Conservation Easement. Any visual elements out of character with the pre-development appearance of the site will be screened with natural native vegetation, evergreen trees, and landscaping. Lighting levels at the property line will be maintained to a level of 0 foot candles.

16. Impact on Human Health: NO IMPACT

17. Consistency with Community Plans: NO IMPACT

The proposed development is consistent with the current General Project Plan for Radisson, which indicates that residential land use is an allowed use of the parcel.

18. Consistency with Community Character: NO IMPACT

The proposed buildings have been designed to incorporate high quality architectural design elements, and the site will be screened with landscaping and trees. The majority of the parking will be in the central quad, and will not be visible from Drakes Landing. In addition, 47% of the site will remain as open space. Existing vegetation between the project and Sabine Road will remain as a buffer to those residents. The Radisson PUD was formed to provide a mix of housing opportunities to current and future residents, and this project will be consistent with those standards.

Planning Board Meeting May 12, 2022

RESOLUTION #3 -- Motion by Darcangelo, Second by Lester

RESOLVED, that the **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located 8220 Loop Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the 12th day of May, 2022, at 7:00 p.m. The meeting was called to order by John B. Corey, as Chairman, and the following were present, namely:

John B. Corey	Chairman
Hubert D. Kimball	Member
William Lester	Member
Steve Darcangelo	Member
Doug Beachel	Member

Absent: None

WHEREAS, B&F Development, LLC (the "Applicant") is proposing the construction of six (6) three story multi-family buildings, 6 garages and 2 support buildings (a clubhouse and maintenance building) on a 22.1 acre lot at the intersection of NYS Route 31 and Drake's Landing Road (the "Project");

WHEREAS, the Applicant, through its engineers (Dunn & Sgromo Engineers), has submitted a site plan package (the "Site Plan Package") entitled Drakes' Landing, which consists of the following Sheets: SP1 Site Plan dated 2-10-22; SP2 Site Aerial dated 2-10-22; CS-1 dated 2-10-22; CS-2, dated 2-10-22; SP5 Landscaping Plan dated 2-10-22; TT-1 Truck Turn Plan dated 1-12-22; C-1 Grading and Drainage Plan dated 5-10-22; C-2 Erosion & Sediment Control Plan & Notes dated 5-10-22; D-1 Drainage Details dated 5-10-22; D-2 Drainage Details dated 5-10-22; and D-3 Erosion & Sediment Control Details dated 5-10-22. (Also see Engineers Letter, dated May 12, 2022 prepared by the Town Engineer, said Engineering Letter is made part of this Resolution);

WHEREAS, the Project is proposed to be situated on one vacant parcel, currently owned by the YMCA of Greater Syracuse, Inc. and identified as tax map nos. 075.-03-24.7, which equal approximately 22 acres (the "Property" or "Project Site");

WHEREAS, of the 22 acres, the Applicant has proposed to disturb approximately 11.0 acres of the Property;

WHEREAS, the Planning Board and its engineer have reviewed the Site Plan Package and have considered it in relation to the SEQRA review and findings set forth herein;

WHEREAS, the existing zoning for the Project Site is Planned Unit Development which allows the multi-family apartments as set forth in the Application;

WHEREAS, by letter dated October 29, 2021, the Radisson Community Association has indicated that the Property has always been contemplated to have residential uses compatible to the one proposed in the Application;

WHEREAS, land uses in the adjacent surrounding area are single family, multi-family housing and open space/recreation;

WHEREAS, because 10 acres of the Property will be disturbed by the construction of the Project, it qualifies the Action as a Type I action under Article 8 of the New York State Environment Law and 6 NYCRR ("SEQRA");

WHEREAS, on February 13, 2020, pursuant to NYCRR Part 617.6(b), the Lysander Planning Board (the "Planning Board") declared itself the Lead Agency and issued to all involved agencies a Notice of Intent that classified the Project as a Type I action and further stated that it intended to be the Lead Agency for the Action;

WHEREAS, no involved agency responded in objection to the Notice of Intent for Lead Agency;

WHEREAS, on March 30, 2020, the Planning Board held a scoping session for all of the involved agencies to determine any environmental concerns they may have - none of the involved agencies attended or submitted comments;

WHEREAS, the Applicant has provided the Town Planning Board with a Traffic Impact Study (the "Traffic Impact Study"), dated January 2020, revised January 10, 2022, prepared by Dunn & Sgromo Engineers, PLLC ("Project Engineers");

WHEREAS, by letter dated July 20, 2020, the Engineer for the Town has reviewed the Traffic Impact Study and based on his review generally agrees with the determination that the level of service will only be minimally degraded by the Project, however, the Town Engineer has also determined that based on the significant number of new apartment units being proposed further study should be undertaken upon substantial construction of the Project, especially as it relates to a possibility of a dedicated left hand turn lane on Drake's Landing;

WHEREAS, Dunn & Sgromo submitted to the Town Engineer a Stormwater Pollution and Prevention Plan ("SWPPP") dated November 2021, which identifies stormwater run-off issues and proposed stormwater facilities that will meet the NYS Department of Environmental Conservation regulations (See Engineer's Review Letter of March 3, 2022);

WHEREAS, by letter dated January 4, 2022 to the Planning Board Chairman, Dunn & Sgromo Engineers submitted answers addressing the numerous comments, complaints and objections that the public provided to the Planning Board as it relates to the environmental impacts of the Project (the "D&S January 4, 2022 Letter");

WHEREAS, by letter dated January 10, 2022 to the Chairman of the Planning Board, Dunn & Sgromo Engineers submitted answers to the Engineering Review Letter dated December 15, 2021 by the Town Engineer (the "D&S January 10, 2022 Letter"),

WHEREAS, by resolution dated March 18, 2020 the Onondaga Planning Agency determined that the Project would not have an inter-county wide impact and offered one modification, which modification is agreed to by the Planning Board;

WHEREAS, on February 10 2022, at its monthly meeting, the Planning Board reviewed, discussed and asked questions to the Dunn & Sgromo Engineers regarding Part 2 of the Full Environmental Assessment Form (the "EAF") and answered the 18 questions set forth therein based on the Project;

WHEREAS, on March 10, 2022, the Planning Board re-reviewed the EAF and approved a resolution issuing a Negative Declaration for the Project under SEQRA (the "SEQRA Determination"), which resolution serves as part of the basis for the determination set forth herein;

WHEREAS, on March 12, 2022, the Engineering Letter was submitted to the Town Planning Board in which the Town Engineer stated that the Site Plan and SWPPP adhered to State and Town laws and regulations and he would not be opposed to approving the Site Plan Package;

NOW THEREFORE BE IT RESOLVED, that based on the SEQRA Determination, the **FINDINGS and DETERMINATIONS** set forth therein, the Site Plan Package, various engineer letters as stated in the above recitals and all other documents cited in the SEQRA Determination (all of which are incorporated into this Resolution and serve as the basis for this Decision), the Planning Board hereby approves the Site Plan Package with the following conditions:

1. Within 6 months of 80% occupancy of the Project, the Applicant shall pay for the cost of a traffic study (the "Future Traffic Study"), commissioned by the Town of Lysander, to determine if a dedicated left-hand turn lane should be added to Drake's Landing to prevent queuing that affects vehicles entering onto Drake's Landing, especially from the southern Oak Brook Road intersection.

2. The Future Traffic Study shall evaluate only the traffic generated from the Project. A background traffic analysis shall include a comparison of traffic volumes collected on January 23, 2020 for the Dunn and Sgromo Engineers Drakes Landing Traffic Impact Study during the initial study period which shall serve as a baseline for the 2020 predevelopment conditions and the 80% complete period to accommodate for any traffic deviation not related to the Drakes Landing development. Any traffic not related to the Drake's Landing Development shall be removed from the Future Traffic Study as it relates to the determination in 3. below.

3. In the event the Future Traffic Study warrants a dedicated left-hand turn lane on Drake's Landing the Applicant shall pay the cost of the construction of such a left-hand turn lane as set forth in FINDING and DETERMINATION 12 of the SEQRA Determination.

4. Before a building permit is issued by the Lysander Code Department for the Project, securities between the Applicant and the Town of Lysander shall be executed to implement conditions 1. and 3. above.

5. Before a building permit is issued by the Lysander Code Department for the Project, a new landscaping plan shall be submitted and approved by the Planning Board that sufficiently screens and beautifies the view of the Project from Drake's Landing and NYS Route 31 as set forth more fully in the FINDINGS and DETERMINATIONS set forth in the SEQRA Determination.

6. Applicant shall keep and maintain existing trees to the greatest extent possible along Route 31 and Drakes Landing.

7. Any trees that have been removed shall be supplemented with new plantings that will be presented as part of the final Landscaping Plan.

DISCUSSION:

Mr. Frateschi stated that that is the full content and extent of the Resolution for your consideration tonight.

Mr. Darcangelo questioned if we're only concerned with a turning lane; what other traffic device may be needed as a result of traffic from this site, signage, a request to the State to modify the signal, any costs associated with that?

Mr. Yager stated that that was covered in the cost estimate.

Mr. Frateschi stated that while we are primarily concerned with the left-turn lane and the traffic queuing, we think that the future traffic study will also incorporate other traffic considerations and questioned if that should be added to the Resolution.

Mr. Yager stated that he's comfortable with the way it is. I don't see anything additional is needed. It will be done in accordance with the NYS DOT Highway Design Manual.

Mr. Corey stated that adding a lane will require whatever adjustments they want.

Mr. Yager stated that it's going to be in the NYS DOT right-of-way.

Mr. Frateschi stated that he'd like to flush through Condition No. 4 to make sure everybody is comfortable with it:

Before a building permit is issued by the Lysander Code Department for the Project, securities between the Applicant and the Town of Lysander shall be executed to implement conditions 1. and 3. above.

The way you envision that Al is somebody will do an estimate of the costs of the....

Mr. Yager stated that we've already gone through that with the Developer; I've forwarded on my estimate; I don't believe they are opposed to what I've come up with for costs...the security for the left-hand turn lane.

Mr. Madigan: Right

Mr. Yager continued stating that we've already worked through that part of it. The cost of the Traffic Study we will get a couple proposals from Traffic Engineers before we set that security amount.

Mr. Frateschi concurred stating he just wanted to know the process of that and it sounds like you've already worked it out with the Project Engineer and the Developer; so we have a sense of what the costs would be for that and the Security would be required.

Mr. Darcangelo questioned if there was any concern with the very qualitative measure of Condition No. 1:

Within 6 months of 80% occupancy of the Project, the Applicant shall pay for the cost of a traffic study (the "Future Traffic Study"), commissioned by the Town of Lysander, to determine if a dedicated left-hand turn lane should be added to Drake's Landing to prevent queuing that affects vehicles entering onto Drake's Landing, especially from the southern Oak Brook Road intersection.

More particularly 'to prevent queuing that affects vehicles entering'.

Mr. Yager stated that essentially if vehicles are queued up taking a left hand turn on Drakes Landing so that people can't turn off of Oak Brook Road. That would be the trigger for an additional turn lane.

Mr. Darcangelo stated that he understands that, however we have residents that tell us that that condition exists today.

Mr. Yager stated that he has monitored that many, many times over the past year; I have yet to see anybody queue past Oak Brook South. I have not seen it. I've sat there multiple mornings. I know many members of the Board have watched it as well. It may have been a condition that occurred occasionally previously; since the Pandemic I have not seen it.

Mr. Frateschi stated that that's what a Traffic Study is going to do, a Traffic Study will review it, make a determination whether or not there is a change in condition. If there is still traffic that is queueing beyond today then that will be understood in the new Traffic Study; but the Traffic Study that Dunn & Sgromo has provided to us says that that is not the case.

Mr. Darcangelo stated that he thinks Traffic Studies generally accessing Level of Service.

Mr. Yager concurred.

Mr. Darcangelo stated that the queuing could be back pretty far and a Traffic Study might say there's no need to change Level of Service at that intersection. I just want to make sure the intention...

Mr. Frateschi stated that if the Level of Service isn't degraded any then there should be no reason for the left turn lane.

Mr. Darcangelo stated I guess what we're saying is we're not talking about queuing we're talking about a study indicates that's there's no need to change the Level of Service at that intersection.

Mr. Frateschi...not that there's no need to change the Level of Service, that the Level of Service has not changed, has not degraded. Right now the Level of Service as indicated in the Traffic Study if I'm not mistaken...referring to the Town Engineer:

Mr. Yager stated that right now there is a slight degradation of Level of Service for the left-hand turn movement from Drakes Landing onto Route 31 as shown in the Traffic Study. There is no degradation in Level of Service for the left-hand turn movement of the intersection of South Oak Brook Road onto Drakes Landing in the Traffic Study. If that changes that condition changes after 80% occupancy; that will trigger the creation an additional left-hand turn onto Route 31 from Drakes Landing to accommodate that that traffic and reduces the queueing that is causing that degradation of Level of Service for the left-hand turn movement off of Oak Brook Road South onto Drakes Landing.

Mr. Darcangelo stated that you think our intention is fulfilled in the wording in a study like that.

Mr. Yager concurred.

Mr. Darcangelo stated the only other question he might ask is, is it worth putting in the record what the dollar value is that has been conveyed to the applicant of the costs.

Mr. Yager stated that he doesn't have that available, but can go to his office...

Mr. Frateschi stated that he doesn't believe it's necessary but he's sure AI would be happy to share it with the Board.

Mr. Darcangelo stated that he's satisfied, I don't need to know it, they do.

Mr. Yager stated that he will get the cost for the file.

5 Ayes -- 0 Noes

**TOWN OF LYSANDER
OFFICE OF THE SUPERVISOR**

Robert A. Wicks
Supervisor
Tel.: (315) 857-0281
Supervisor@TownofLysander.org

8220 LOOP ROAD
BALDWINSVILLE, NEW YORK 13027
FAX: (315) 635-1515

Jennifer Fricano
Comptroller
Tel: (315) 635-1443
Comptroller@TownofLysander.org

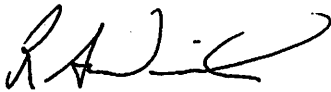
January 13, 2023

The Residences on Drakes Landing
Attn: Frank Fava
8927 Center Point Drive
Baldwinsville, New York 13027

To Whom It May Concern:

On December 1, 2022, the Lysander Town Board adopted a resolution in support of the project known as the Drakes Landing Apartments seeking a PILOT Agreement from the Industrial Development Agency.

Sincerely,



Robert A. Wicks
Lysander Town Supervisor