



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda June 8, 2021

8:00 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes-April, 29, May 6 and May 11, 2021
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. Ranalli Super DC, LLC (3101-21-10A) Initial Meeting

Ranalli Super DC, LLC is proposing the construction of approximately 364,000 sq. ft. warehouse, distribution center, and office space in the Town of Lysander. The project will ultimately be leased to United Auto Supply of Syracuse, West, Inc. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:

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

Representative: James Trasher, CHA Consulting

2. Schedule OCIDA Board Special Meeting

Proposed date is June 29, 2021 @ 8:00am

3. OCIDA July Board Meeting Schedule Update

The Tuesday, July 20 meeting, is re-scheduled to Tuesday, July 13, 2021

Adjourn

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Special Meeting Minutes
April 29, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 29, 2021 via Zoom Teleconference.

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

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Angela Sicker

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19 at the start of the Audit Committee Meeting.)

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #455.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #455 for \$56,331.98. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

Patrick Hogan stated the Board is not voting on anything today so there will be no conflict of interest.

UPDATE ON THE DRAFT SUPPLEMENT GEIS FOR WHITE PINE COMMERCE PARK.

Robert Petrovich stated we are underway with the preparation of a supplement draft GEIS and that effort is ongoing. He stated we are working with Barclay Damon and have convened a 3 member working group of the Board consisting of Patrick Hogan, Janice Herzog and Susan Stanczyk. He asked Susan Stanczyk to give a brief overview of what has been going on in the working sessions, where we are and what the future looks like over the next week.

Susan Stanczyk stated the working group was afforded the opportunity to review the draft supplement GEIS. She stated they have had 2 meetings so far and she suspects they will have more as needed. She stated as they started the review they were tasked with looking at what was previously studied versus the expansion of the park. She stated as the Board is aware this is not a brand new site that has never been reviewed before but has been reviewed many times previous to this. She stated they looked at what was already submitted and the new submission to see if anything changed. She stated some things changed and some things did not change. She stated they reviewed transportation, which was the largest portion, as well as data, wetlands, noise, air, water, ground water and the aesthetics of the site. She stated there was a lot of conversation. She stated they were able to ask a lot of questions, look at site plans and get a better understanding of what the new proposal would entail and the vastness of the proposal. She stated she does not believe there was anything truly outstanding that was a major concern. She stated most things they saw were things they expected to review with transportation being one.

Robert Petrovich stated it might be helpful having Jeff Davis take the Board through a macro overview of what has been going on with respect to the technical team, our consultants at JMT, what they have been working on and what are the next mile stones.

Jeff Davis stated he will reflect upon the two workshop sessions that were held. He stated as the Board remembers the process to start and comment the Supplement Generic Environmental Impact Statement started on December 9 and a positive declaration was issued under SEQRA declared the Agency's intent to be lead agency under SEQRA to undertake supplements. He

stated a prior GEIS was done on the current White Pine Park footprint which is approximately 340 acres. He stated that GEIS has the parameters as to what the Board needs to do should there be changes, like an expansion of the park, and that requires a supplemental GEIS which is the task we are undertaking now. He stated December 9 started the process and agencies had 30 days to consent to OCIDA being lead agency. He stated DEC provided a letter consenting to OCIDA being lead agency. He stated others either consented or did not respond which means there consent is granted by their lack of response after 30 days. He stated OCIDA has taken the lead agency and has started the process of preparing a supplemental GEIS. He stated the first step in that is preparing a draft which undergoes a review as to what was previously studied in the generic and really what the delta is between what was studied previously and what is the proposed action now. He stated the proposed action now is the expansion of the footprint of the park from the 340 acres +/- to 1250 acres +/- . He stated they undertook a review of all the items of SEQR and what was studied in the generic and then identification for any new or unstudied impacts or changes from 2013 that required additional review. He stated also an understanding of what those potential impacts could be and a review of what the mitigation efforts could be. He stated that is the process of SEQR and if there is potential environmental impact on any of the items then you identify mitigation. He stated that process has been underway. He stated traffic is probably the biggest review item by the consulting team at JMT and there is a significant appendix for traffic and the largest portion of the document. He stated it addressed a traffic study area from the Route 481/Route 31 interchange East along Route 31 all the way to Lakeshore Road which is on the side of the Route 31/Route 81 interchange in Cicero as well as the area along Caughdenoy Road and especially Caughdenoy south to Route 481 including the interchange there. He stated there was a review of the intersections and what could be impacts on traffic as a result of an expanded park which obviously could support an expanded use of the park. He stated in a GEIS like this one, everything is done in a generic format. He stated we do not have a project and we do not have an applicant that has put forth what they want to do yet but SEQR allows you to study things in a generic format by making certain assumptions on what could be built there and doing your environmental review based upon that. He stated similar to what was done in 2013 we have made certain assumptions as to the type of industry that could be there. He stated we focused in on the nanotech industry, the number of jobs that could be at this site being approximately 4,000 jobs, the number of square feet that could be built on prime developable area on the site, studying roughly 4,000,000 square feet of building which is about double of what was studied previously in 2013 and other assumptions. He stated at the end of the day assuming that the draft GEIS is accepted, passed and after it goes out for public

comment, we get to a final GEIS that means that the site has been studied in a generic format for a type of use based upon the assumptions OCIDA has created. He stated any user or tenant that would want to come and utilize the park for development, an investment in the economy and the future of Onondaga County, we would compare their proposal to what we have studied in the generic format to see if it meets with the environmental review that has been completed. He stated if it does then the project would be reviewed based on that and if it doesn't then it means it would require additional environmental review. He stated one of the goals of the consulting team, JMT, and working with staff has been to identify the types of uses we think and we would like to have here and also identify all those types of impacts based upon the assumptions that have been made. He stated where we are in the process right now is the draft supplemental generic environmental impact statement has been created and it is undergoing a final QA review over the next 48 hours by the legal team and staff. He stated that document will then be pushed to the full Board and contains all the sections that the working group has already looked at. He stated another special meeting of the Board will be requested for a review and detail of those various sections of the draft. He stated the request of the Board will be a vote to accept the draft as adequate to commence the public comment period. He stated that is all the first step of SEQR when you are doing an environmental impact statement. He stated the threshold is the material that has been created sufficient to commence the public comment period which requires a notification to various entities, involved agencies, interested parties under SEQR, notification in the ENB (Environmental Notice Bulletin) as well as submission of the document to any parties that have requested a copy and we have some people who have requested copies. He stated that will commence a 30 day public comment period. He stated we are not required to do a public hearing but we have decided to hold a public hearing so that will commence and set a date for a public hearing within that 30 day comment period. He stated after all the comments are received from the public hearing and anything that is submitted in writing, the task then falls back on the consulting team because all of those comments must be organized, addressed and answered in a written format as an additional appendix that is added to the supplemental GEIS. He stated that process will commence after the public hearing process and public comment period ends. He stated at this point the update for the Board is you should expect to see the draft supplemental generic environmental impact statement after the final QA QC that is being done today and tomorrow by the OCIDA legal team and staff. He stated it will come in two different documents. He stated one will be the text which will have an executive summary which summarizes all the various impacts. He stated the second volume is the appendices that are referenced in there. He stated one of the appendices is traffic, one is visual, one is some letters

that were received from involved agencies etc. He stated those break up what the document looks like. He stated the Board review is to focus in for your review and education starting with the executive summary. He stated then everything after the executive summary is in greater detail of the things that are discussed in the executive summary. He stated in going through each one of the portions of the environmental impact statement, there is discussion and alternatives, there is discussion of the environmental setting which includes land use and zoning, community character, transportation, utilities, topography and geology, water resources, air resources, ecological resources, cultural and archeological resources, visual, environmental, and aesthetics, noise and human health. He stated each one of those items is an item under SEQR and each one of those items is discussed in this supplemental GEIS recognizing what the current situation is of the park and what the situation could be if the park is expanded to 1250 acres. He stated there is a discussion of the impacts and the mitigation. He stated some areas have no impacts by expanding the park so therefore there is no further mitigation that needs to be studied. He stated if somebody wanted to come in and propose the use of ground water that would be outside of the assumptions and we would have to look at it. He stated other areas, like traffic, there is an impact by a greater number of assumed employees at the site and obviously there has been a change in traffic pattern since 2013 so there are mitigation measures discussed in traffic. He stated there is a section on cumulative impacts and this a requirement in the GEIS with regard to what the project does to all the area with all the other projects that are currently approved but not yet built or proposed. He stated there is a discussion if the park is expanded to 1250 acres and what are the cumulative impacts in the area. He stated there is discussion of unavoidable adverse impacts recognizing that certain things are unavoidable when you expand the park. He stated there is discussion of irreversible or irretrievable commitment of resources which is again a requirement of the GEIS. He stated there is a discussion of energy, the use of energy and compliance with New York Energy Code etc. He stated there is discussion of solid waste management etc. He stated all of those items are the key items that are required in an EIS and they have all been addressed and you will see that in the review. He stated that is a good overview as to where we are in the process for the document the Board is going to see and review. He stated the plan will be a request for a special meeting next week to set a time to walk through again in detail and answer questions after the Board has reviewed the document. He stated the working group have reviewed it in more detail and we recognize that there are other Board members who have not seen it yet but we have talked through it here and they will have a chance to review it. He stated then a request at the next special meeting for a vote of the Board to accept it as adequate to go out for public comment.

Victor Ianno asked when the document will be made available. Jeff Davis stated they are going to go through a 48 hour QA QC review of the document and then it will be pushed out to the Board. He stated we are looking to hold a special meeting next Thursday so the Board would have ample time in advance of the meeting to determine whether it is adequate to send out for public comment. He stated at the next meeting the vote will be is the document sufficient to send out for public comment.

Victor Ianno stated that last time he was involved in a project like this there had to be archeological studies and other studies. Jeff Davis stated that is written in the document and there is a section on cultural and archeological resources that was already studied previously in the 340 acre park. He stated they have already obtained information from DEC as well as the SHPO website that says that the expanded park area is not within an area that requires further testing based upon the information available now. He stated should the State Historic Preservation require us to do anything we would need to do that but based upon a review of everything so far and the comments received from DEC and the SHPO zoned database no further archeology study would be required.

Patrick Hogan stated this is probably the most thorough evaluation of a piece of property he has ever seen. Jeff Davis stated he equally agrees that for a GEIS there is a significant amount of detail and analysis aided by the fact a significant portion of the site was previously studied in 2013 so there is that information. He stated an interesting thing is the location of this park was a process that started by the county and the city in the early 1990's when a study was commissioned by the County and the City to develop an industrial park so a full study was done for the best location for something like this. He stated they identified two locations back in the 1990's with one being in Lysander and one was this site in Clay. He stated ultimately the site in Clay was chosen and that process commenced. He stated this is a process that has been ongoing for quite some time in terms of development of the park. He stated this location was chosen because of its unique nature. He stated it sits directly across from one of the largest substations for electrical power, it is immediately adjacent to railroad tracks, and it is located almost equal distance between 481 and 81 with route 31 going directly south of the site. He stated there is water already at the site with a significant water line that comes right to the site. He stated Oak Orchard is a short distance away. He stated utilities are all there and available for industry. He stated the expansion as discussed in December of 2020, is a result of what is happening in the efforts to develop the park, the current 340 acre footprint is not large enough to attract the type of

development that would want to come and build here and that we want to have built here in terms of the paying jobs and type of industry. He stated when you look at someone who is going to make hundreds of millions if not billions of dollars of investment in a piece of property, they need a larger campus like setting and that is what is being built. He stated certainly in the nanotech industry which is the area of focus of this supplemental generic environmental impact statement. He stated as a result a larger footprint is needed to allow for that to happen and allow for parameters to happen in the development of a site. He stated very similar to other industrial parks that have been developed across New York State and in other counties so what we are doing here is consistent with that and consistent with the goals of OCIDA in their mission to bring advanced jobs and creation of jobs within the county.

Victor Ianno asked if there will be a total of 1250 acres. Jeff Davis stated yes, roughly and that is the study that is being done.

Victor Ianno asked if it is going to be one user for the entire property or is it going to be a large user taking a portion of it and the rest will be developable opportunity for other people to join in. Robert Petrovich stated that is not determined. Jeff Davis agreed with Mr. Petrovich and said what has been studied is a developable footprint and the type of uses that can go on the site and those are the assumptions. He stated it is assumed that the site will have an initial development of a certain number of buildings and jobs etc. He stated those could be one tenant or multiple tenant that work in harmony with one another for a particular industry.

Victor Ianno stated he finds it hard to understand if there is one single user using the whole site versus several. He asked if it is one user where would people go if they want to be support services there. Jeff Davis stated it could be one user that uses the whole site, it could be one user that wants to build something to start at the site but have the ability to expand in the future. He stated any future expansion beyond what the assumptions are would require further environmental review. He stated we have only reviewed something that assumes what we would think is an appropriate initial investment by an entity or entities coming into utilize the site.

Robert Petrovich stated even though it is a 1250 acre study area that doesn't mean all 1250 are developable. Jeff Davis agreed.

Jeff Davis stated one of the things in the report is the discussion of what has been identified as the prime developable area of the site. He stated of the 1250 acres, roughly 730 acres are identified as the prime developable area and the rest of that is an area that is either wetlands or the power lines. He stated the goal is to avoid any wetlands to the maximum extent possible so of the 1250 acres, 730 acres is the area we think would be the most likely area that somebody would want to develop on. He stated what that means is the 1250 acres allows us to preserve a lot of the wetlands surrounding the site and allows us to have significant buffering and set back areas. He stated it allows the development of a campus type business setting.

Robert Petrovich stated the legal and technical team have been doing the yeoman's work over the last few months and the 3 member working group has been deeply involved in this process of taking a deeper dive on some of these issues. He stated he thinks one of the things that is going to be clear once the Board reviews the document is the absolute comprehensive nature of the evaluation of the site and the fact that it has been a holistic approach; one that doesn't have every square inch of the site developed but creates the ability to buffer certain zones and areas while at the same time maximizing the footprint for an advanced manufacturing semiconductor facility. He stated if you are set back from the power lines, set back from the railroads, the vibration or electromagnetic interference, those areas could potentially be used for parking or other uses that are not sensitive to the semiconductor industry requirements. He stated the Board will be able to get fuller flavor of this once the document is presented in the next day or two.

Patrick Hogan stated this is our first public meeting on this and there will be another public meeting where the Board will vote whether to send the document out or not. He stated then there will be a public hearing where people will be able to comment on this. He asked Jeff Davis to go over the timeline. Jeff Davis stated the plan for today is to set another special meeting date to discuss the draft that the Board will receive and at that meeting should the Board vote to accept the draft as appropriate or sufficient to send to public comment and start the public review process, that will commence the 30 day public comment period. He stated the 30 day comment period technically does not start until the notice is put in the ENB so there is a little bit of lag there. He stated in essence from the date the document is being voted on as being as being adequate it becomes a public document available for public review and comment and written comment. He stated the Agency would then have a public hearing and we will set that public hearing at the next special meeting because we don't want to set the public hearing unless we determine that product is adequate to go out for public review. He stated the public hearing is

not required by SEQR but we have taken the step to do that. He stated there will be both a written public comment period as well as a public hearing on the document and once the public comment and hearing period closes then the timeline is back to the consulting group to address all public comments, review the document to see if there are changes that need to be made from the draft based upon public comments or comments received from other agencies and their review. He stated we have already had a meetings with NYS DOT and County DOT so they may look at the document and have some comments they would like to see and we have to address those comments in one way or another. He stated then ultimately a final supplemental GEIS will be presented to the Board at which time the Board would vote to accept as final and that is the generic environmental impact statement. He stated a few days after that the Board has to vote on a findings statement.

Jeff Davis stated the only thing the Board is being asked to do today is vote to set another special meeting next Thursday, May 6 at 10:45 am.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution to set a special meeting on Thursday, May 6, 2021 at 10:45 am. Motion was carried.

Patrick Hogan stated he commends Jeff Davis Onondaga County and the IDA as far as the efforts for transparency on this issue and all the work and thoroughness that has gone through this whole project.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 9:12 am. Motion was carried.

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Special Meeting Minutes
May 6, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, May 6, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 10:52 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Steve Morgan
Susan Stanczyk
Kevin Ryan

ABSENT:

Victor Ianno
Fanny Villarreal

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Angela Sicker, Barclay Damon Law Firm
Yvonne Hennessey, Barclay Damon Law Firm

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.)

CONFLICT OF INTEREST DISCLOSURE

Patrick Hogan stated the Board is not voting on anything today so there will be no conflict of interest.

REVIEW AND DISCUSS SUPPLEMENTAL DRAFT GEIS FOR WHITE PINE COMMERCE PARK AND SET PUBLIC COMMENT AND HEARING SCHEDULE.

Jeff Davis stated he is going to walk through briefly the discussion and overview as to where we are. He stated then he will review the proposed resolution before the Board for consideration. He stated the goal today is to review the draft GEIS. He stated this process commenced in

December 2020 with the Board issuing a positive declaration under SEQR for the expansion of the White Pine Park that is currently 340 acres to a proposed 1250 acres. He stated since that time in December the Board's consultant, JMT, has been working to review the change in the environmental impacts as a result from the original GEIS that was done versus the 340 park and what changes could occur by the expansion of the park to 1250 acres. He stated the Agency has held two work shop sessions with a subset of the Board, one held on April 20 and one on April 27. He stated last week a special meeting of the Board was held to review and discuss the draft supplemental GEIS. He stated the draft supplemental GEIS is being prepared consistent with SEQR and the regulations of SEQR. He stated this process and the development of a park in this area of Clay commenced in 1991 when OCIDA and the Syracuse Chamber of Commerce commissioned a study to identify potential locations for locating an industrial park in Onondaga County. He stated they ultimately identified two primary locations and at that time settled on a location in Clay. He stated since that time movement has occurred to develop an industrial park in Clay. He stated in 2013 the OCIDA Board acting as lead agency completed a generic environmental review process for the development of a 340 acre park where it currently sits along Caughdenoy Road and Route 31 in the Town of Clay. He stated thereafter OCIDA has spent time marketing the park to various entities that are consistent with the goal for OCIDA to develop a large scale tenant on the location. He shared his screen showing the location of the park. He stated after the Board meeting held last week all the Board members received a copy of the draft supplemental GEIS. He stated he has received some comments and calls from the Board members with questions. He stated the goal today is to walk through this and ultimately request a vote of the Board that will allow the document to go out for public comment. He stated basically the vote is recognition that the document presented to the Board is adequate to commence the public comment period which would submit the document to all involved and interested agencies as well as commence a public hearing process which will be set should the Board vote to do that at the end of this meeting. He stated the draft supplemental GEIS walks through the expansion of the park from 340 acres to 1250 acres and the reason for that is so OCIDA can market to a broad range of high tech state of the art manufacturing commercial businesses focusing in on the semiconductor industry. He stated the 2013 GEIS identified a series of assumptions as to what would be developed at the park and the types of uses that would be there. He stated in 2013 what was studied was a 2 to 2.5 million square foot industrial development from the 340 acres to be developed over a series of years. He stated what is being done here in the DSGEIS is looking at the difference between what was studied before and what is studied now. He stated with a larger footprint from 340 acres to 1250 we had to identify

certain assumptions for assumed development that could be studied under the SGEIS. He stated for this process as outlined in the document before the Board the assumptions are that there could be approximately 4,000,000 square feet of buildings in a campus like setting. He stated the types of uses are manufacturing, laboratory, research and development, fabrication, warehousing, office, support, utilities, waste facilities, service yards, etc. He stated a maximum height of approximately 160 feet. He stated there would be approximately 50 acres of paved areas or parking within the campus like setting of 1250 acres. He stated there will be 2 access roads, one off route 31 and one off Caughdenoy Road. He stated approximately 4 miles of new gas line will be brought to the park. He stated approximately 5,000 linear feet of underground electric will be brought to the park from the substation across the street on Caughdenoy Road. He stated there is an existing sanitary sewer that is being extended as part of a project through WEP for the Oak Orchard service area that would also be a connection point for the park to utilize. He stated part of the assumptions are the conservation of wetlands and the creation of areas like storm water management and green space, etc., landscaping, security, all the those items you would put in for an assumption for a project. He stated we had to assume those for a generic standpoint as to what could be developed in this 1250 acre parcel. He stated the plan would be then if a final supplement GEIS is adopted by the Board then any future projects would be studied against the GEIS to determine future environmental review that may be necessary or not necessary to complete the SEQR process. He stated the document has various sections, most of them are required by a supplement GEIS process and others are included because they were part of the GEIS process and they are discussing the delta. He stated one of the items in the supplement was the discussion of alternatives which is a requirement in doing any GEIS under SEQR. He stated they looked at 4 different alternatives; one is a no action alternative which is required under SEQR where nothing is done at all at the property. He stated alternative 2 is there is no expansion of the park. He stated alternative 3 is a smaller expansion of the park. He stated alternative 4 is put the park in a different location. He stated the discussion through the draft supplement GEIS discusses each one of the alternatives and identifies why the alternatives do not meet the criteria and goals of OCIDA at this location for various reasons and the creation of a business park in the County etc. He stated there are environmental reasons as well why certain alternatives were rejected. He stated then you get into the discussion of the environmental setting, impacts and potential mitigation of the development of the park. He stated the first one of the discussion items is land use and zoning. (He shared his screen of the existing map in the Town of Cicero) He stated there is an industrial area currently. He stated the western half of the White Pine Commerce Park is currently zoned industrial and the lands that are part of the

expansion are currently zoned residential or agricultural. He stated there is a review of land use and zoning in the draft supplemental GEIS that talks that there will be a change in zoning and land use patterns as a result of the expansion of the park to 1250 acres. He stated that would be required and would require a zone change or development of a planned development district (PDD) in the Town of Clay. He stated OCIDA currently owns 648 acres at the proposed expanded White Pine Park and it has another 282 acres under contract and intends to acquire the remaining 320 acres through voluntary purchase agreements or the use of eminent domain. He stated there is a discussion that then goes into potential community character impacts as a result of the converting the area from a zone residential/agriculture area, most of the lands being vacant, to conversion of that land to industrial and the discussion of what those impacts could be in resulting mitigation are laid out in the supplemental draft GEIS. He stated a lot of those mitigations in those sections discuss the rezoned or development of a PDD for the property in the future and then the use and compliance with the Town of Clay zoning codes or the PDD that is developed. He stated of course the use of setbacks, buffers, green space, avoidance of wetlands etc. He stated there will be an impact and conversion of lands from residential to industrial and that is also discussed in a later section of the supplement GEIS with regards to unavoidable impacts for the expansion of the park. He stated a more significant part of the supplemental GEIS is the discussion on transportation. He stated there is a discussion of transportation in Volume 1 and there is a significant appendix in Volume 2 dealing with transportation. He stated the transportation area was studied along Route 31 from 481 starting in the west to the Lakeshore Road along Route 31 east as well as along Caughdenory Road north and south down to Route 481. He stated JMT looked at the intersections along that traffic impact corridor and worked with State DOT and County DOT to identify the parameters for the study and the requirements under state and county guidelines. He stated as a result they have identified certain intersections in the area that are currently non passing intersections from a transportation standpoint and some that could be impacted as a result of an increase in traffic from the development of the site and expansion of the site to 1250 acres. He stated one of the assumptions that is built into the review under this GEIS is that there could be a maximum of 4,000 employees at the site over 3 shifts working 24/7, 365 days a year so that number of trips and employees was modeled along with the development that would also include truck traffic etc. for a semiconductor chip manufacturing type facility. He stated there are certain improvements that are identified in the supplemental draft GEIS that would address traffic improvements. He stated the important thing to note is that even though there would be an increase in overall traffic along Route 31 corridor, the improvements and mitigation proposed in this supplement GEIS improves the current

intersections and traffic flow in this area including the intersections of 81 and 31 in Cicero and Route 11 and Route 31 in Cicero which are currently not passing intersections and makes them passing intersections even after the inclusion of additional traffic from the development. He stated there are a series of proposed improvements or mitigation of a northbound left turn lane at Henry Clay Boulevard and Route 31, an additional left turn lane at Route 31 and US Route 11, a series of proposed changes and mitigation at the Route 31/81 interchange including additional left turn lanes off of Route 81, additional left turn lanes onto Route 81, phasing and widening of lanes and to add different items underneath the bridge currently there to allow a better flow of traffic. He stated there is also additional changes at various intersections along the corridor and that is all laid out in the document and the addendum to the document Volume 2. He stated the draft supplement GEIS looks at energy usage, utilities and community services. He stated again assumptions that were built into the review for SEQR services or that an end user at the site may need up to 500 megavolt amps of electricity, up to 5 million gallons of water per day, up to 4 million gallons per day of waste water and up to 7,000 meters cubed per hour of natural gas. He stated JMT has reviewed, and OCIDA has received letters from National Grid saying they can meet, both the electric and natural gas requirements. He stated the electric requirements would come directly from the substation across Caughendoy Road and the natural gas would come a short distance to the site from an existing gas metering station near the Town of Clay hall. He stated water is currently located at the site. He stated there is a large water forced main that crosses through the site and we have heard from OCWA that they can supply the projected 5 million gallons per day. He stated we have heard from Onondaga County WEP that the 4 million gallons per day of waste water can be treated at the Oak Orchard Treatment Plant and there could be a connection from the White Pine site to the planned improvement Oak Orchard sewer district boundary area. He stated we have heard from all of the utility providers that it is adequate to meet the capacity as proposed by WEP. He stated the document discusses topography, geology and soils. He stated much of this review again was a review of what was done in 2013 and the review was to whether there was any additional mitigation necessary for development on a larger footprint. He stated as it is laid out in the document, there is really no change in these various items for topography, geology and soils at the site as defined by SEQR. He stated the topography is relatively the same from the 340 acre site over to an expanded 1250 acre site. He stated there is no additional mitigation that is identified or necessary than was detailed and required in the 2013 final GEIS. He stated the same with geology over a review of the expanded footprint, there is no new type of geological features that were not studied previously and therefore no additional mitigation is needed for the expansion of the site from 340 acres to 1250

acres. He stated there is a discussion in the draft supplemental GEIS of the different types of classifications of soils that exists on the expanded site and what those classifications mean. He stated the end result is there is no additional mitigation for onsite soil disturbance is necessary and this same type of mitigation that was discussed in the GEIS in terms of best management practices for construction purposes, fencing, compliance with certain permits that would be needed from DEC like a SPDES permit etc. for construction. He stated there is really no change at all in the discussion from topography, geology and soils from 2013 to this expanded review for this supplemental GEIS for the expanded site. He stated there was a discussion of water, water resources and ground water. He stated there is no change in the review of ground water from the 2013 GEIS to now. He stated the ground water is not intended to be used for any development at the site and so the same mitigation measures in terms of construction measures will be taken to protect ground water and impacts of ground water from the 340 acre to the 1350 acre site. He stated the next section in the supplement is the review of air resources. He stated there were certain assumptions made by OCIDA for the type of development they are trying to bring to this site. He stated as a result of those assumptions an air permit will be required from NYSDEC for a development of this size. He stated the draft supplemental GEIS goes through discussion of air resources including the review of the requirements under the greenhouse gas emissions section of the new regulations of 6 NYCRR part 496 and goes through a review and discussion of mitigation which is primarily compliant with any air permit criteria and compliance with NYS DEC regulations. He stated the next section discusses ecological resources and that is an expansion review of wetlands onsite. He stated the 2013 final GEIS reviewed the wetlands on the 340 acre site. He stated that the expansion of the park from 340 to the proposed 1250 acres does bring in new wetlands to the 1250 acre site that were not previously studied. (He shared his screen of a map showing the prime developable area of the site in orange which is roughly 732 acres.) He stated the area outside the orange is areas that have potential impacts from either state or federal wetlands. He stated one of the goals of this draft supplemental GEIS is to avoid wetlands impacts to the extent practicable. He stated the supplement assumes the area of prime development would be in the orange 732 acres thus to avoid impacts for wetlands. He stated that would be south of the National Grid and NYPA power lines. He stated the discussion through the ecological resources talks about the wetlands section and the primary goal in the mitigation of avoidance of wetlands to maximum extent practical through careful site planning and design and compliance with any NYS DEC regulations based upon the design that could be presented by an end user in development within that developable footprint. He stated the final few sections deal with cultural and agricultural resources. He stated this was an area that was studied in 2013

and 2014 and the original 340 acre park received a no effect letter from SHPO (State Historic Preservation Office) with regard to historic archeological resources. He stated JMT and OCIDA has communicated with NYS DEC and has reviewed the state historic preservation data base and based upon that review of the expanded park footprint it is not located within a previously designated archeological sensitive area. He stated this is an area that has been studied in five different locations in the past few years and there has been nothing that has been identified as archeological sensitive with the project footprint area. He stated the SHPO is an involved agency and they have received a copy of the notice letter originally and they will receive a copy of this supplement and OCIDA will follow any recommendations with regard to historic resources that may be required. He stated this will be the same for cultural resources. He stated a review of those was conducted and was discussed in the supplement.

Jeff Davis stated there is a discussion of visual impacts that is a review of potential sensitive receptors that could be impacted as a result of the development of the site. He stated the original review identified on the original 340 acre park, roughly 34 potential sensitive receptors within the area. He stated the expansion of the park brought in an additional 18 sensitive receptors and that is reviewed and discussed not only in the word version of the Supplemental GEIS but a separate standalone visual addendum which is part of Volume 2. He stated resulting impacts from visual impacts are discussed as well as mitigation. He stated talk about various mediation measures to address potential visual impacts including earth and berms, use of certain materials, preservation of forest as buffers on site to the maximum extent practical, landscaping, project design, lighting etc.

Jeff Davis stated there is the discussion in the supplement of noise and there were two noise studies done at the site as part of this expanded review. He stated JMT was at the site and took a review of the ambient noise levels across the site and then looked at the potential impacts from noise as a result of development of 1250 acres at the site and proposed assumptions that were discussed earlier in terms of 4 million square feet. He stated the end result of that noise study is that the operations of the expanded park are not anticipated to increase sound level above the current day time levels that surround property lines or sensitive receptors and that the operations of the park in the evening may increase sound levels slightly by 4.4 decibels but that is within an area that is identified by NYS DEC guidelines as unnoticeable or tolerable in terms of a slight increase. He stated there has been a discussion of proposed mitigation for any noise impacts as a result of development at the site.

Jeff Davis stated the supplement talks about other areas that are required in the GEIS including human health, unavoidable impacts, solid waste management etc. He stated that is an overview of the draft supplement GEIS that the Board has received for review of the expansion of the park from 340 acres to 1250 acres. He asked if there are any questions or comments from the Board on the document they received and what was discussed here before moving forward.

Patrick Hogan asked the Board if there are any questions from members of the Board. He stated he thinks everyone is impressed with how exhaustive and comprehensive this process has been and he congratulates him and everyone involved in the process including the Economic Development team.

Jeff Davis stated the request before the Board is a resolution that the Board recognized the document that is submitted to the Board as adequate to proceed to public comment which is the next step in the SEQR process in this supplemental GEIS process. Jeff Davis read the proposed resolution before the Board.

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

WHEREAS, the Agency currently owns White Pine Commerce Park (“Park”) located northeast of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York; and

WHEREAS, in an effort to transform the Park into a modern industrial park for advanced manufacturing and state-of-the-art industrial uses, the Agency previously performed a thorough environmental review of the Park and its anticipated environmental impacts pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), which included, but was not limited to, the following: (1) classifying the Park project as a Type 1 action; (2) acting as Lead Agency for the purpose of a coordinated environmental review; (3) conducting necessary studies and holding required hearings in connection with the preparation of a Generic Environmental Impact Statement (“GEIS”) to address anticipated potential impacts associated with the proposed multi-use industrial park; (4) preparation of a subsequent Final GEIS (“FGEIS”) that incorporated the DGEIS by reference and included responses to public comments received; and (5) preparation and issuance by the Agency of a Findings Statement in October of 2013 that (a) concluded the project avoided or minimized adverse environmental impacts to the maximum extent practicable, (b) incorporated mitigation measures that were considered practicable, and (c) identified certain impact thresholds that, if exceeded, may require supplemental determinations of their significance

and/or impact evaluation, and possibly mitigation measures in addition to those identified; and

WHEREAS, the Park was created to be capable of supporting a mix of industrial and/or commercial uses with related office space, advanced state-of-the-art research, large- or small-scale manufacturing, assembly, warehousing, data management, material processing and distribution facilities in a campus-like setting; and

WHEREAS, since 2013, the Agency has attempted to market the Park for development around the country to potential manufacturing and industrial users, but those efforts have been unsuccessful and the Park remains vacant; and

WHEREAS, through its marketing efforts and communications with desired tenants around the country, the Agency has determined the Park is not large enough and must be expanded significantly to be considered an attractive, viable location for prospective large- and small-scale manufacturing and industrial developers; and

WHEREAS, the Agency has devoted substantial time and effort into determining the highest and best use of the Park, with a particular focus on site attributes that will bring high-tech facilities and high paying jobs to Onondaga County; and

WHEREAS, the Agency has focused its efforts on the semiconductor industry, and those efforts have been unsuccessful to date as it has become apparent that a larger geographic footprint is necessary in order to support this type of industry and the associated investment required by a prospective tenant(s); and

WHEREAS, the Agency, as Project Sponsor, proposes to expand the Park to approximately 1,250± acres (the “Project” or “Action”), of which the Agency currently owns approximately 648± acres, has another 282± acres under contract, and would acquire approximately 320± additional acres, with such additional acreage consisting of parcels contiguous to the current Park and generally located along NYS Route 31 and along the east and west sides of Burnet Road, and which will be acquired by the Agency through purchase agreements with existing landowners or, if necessary, pursuant to the Eminent Domain Procedure Law (“EDPL”), to avoid fragmented parcels that would hinder future development; and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, pursuant to SEQRA (6 NYCRR § 617.9(7)(i)), the Agency recognizes the proposed Project represents a significant change from the Park’s current footprint that presents changed circumstances from those evaluated by the Agency under its prior SEQRA review in 2013; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the “FEAF”) to aid in determining whether undertaking the Project may have a significant adverse impact upon the environment; and

WHEREAS, pursuant to a resolution adopted on December 8, 2020, the Agency determined that the Project was a Type I action, issued a positive declaration, declared its intent to act as “lead agency” (as said quoted term is defined in SEQRA), and resolved that a Supplemental Generic Environmental Impact Statement (“SGEIS”) will be prepared; and

WHEREAS, pursuant to SEQRA, the Agency notified each identified “involved agency” (as said quoted term is defined in SEQRA) of its intent to act as lead agency concerning the coordinated environmental review of the Project; and

WHEREAS, no involved agency objected to the Agency acting as lead agency; and

WHEREAS, the Agency, with the assistance of its consultants, has prepared a Draft SGEIS; and

WHEREAS, the Agency has completed its preliminary review of the Draft SGEIS and has analyzed the Draft SGEIS for compliance with the applicable SEQRA regulations;

NOW, THEREFORE, be it resolved by the members of the Onondaga County Industrial Development Agency as follows:

- (1) The Agency hereby confirms its status as lead agency concerning the coordinated environmental review of the Project.
- (2) Based upon an examination of the Draft SGEIS prepared for the Project, the criteria contained in 6 NYCRR Part 617, including §617.9, and based further upon the Agency’s knowledge of the area surrounding the Project, and such further investigation of the Project and its potential significant environmental impacts as the Agency has deemed appropriate, the Agency determines and finds that the Draft SGEIS, dated May 2021, is complete for commencement of the public review pursuant to SEQRA.
- (3) The Agency hereby adopts a Notice of Completion of Draft SGEIS and Notice of Public Hearing (the “Notice of Completion”) concerning the Project, which is attached hereto as Exhibit A.
- (4) The public comment period concerning the Draft SGEIS shall commence upon the filing and circulation of a notice of completion pursuant to the requirements of SEQRA, and such public comment period shall remain open until June 11, 2021.
- (5) Pursuant to 6 NYCRR §617.9, the Agency shall hold a public hearing concerning the Draft SGEIS on May 24, 2021 at 6:00 p.m., which hearing shall be held remotely due to COVID-19.
- (6) The Agency shall arrange for filing and distribution of the Notice of Completion and Draft SGEIS pursuant to the requirements of SEQRA.
- (7) Copies of the Draft SGEIS and Notice of Completion, as well as a copy of this Resolution, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours, and a copy shall also be made available for public review at the Town of Clay Town Hall, 4401 Route 31, Clay, NY 13041.
- (8) This Resolution shall take effect immediately

Patrick Hogan asked Robert Petrovich if he wanted to add anything. Robert Petrovich stated he does not have anything substantive to add. He stated counsel did an excellent job in

summarizing the process and the steps that we went through. He stated with the working group that Chairperson Hogan was a part of, he believes the Board has had adequate time in total to review the document as presented and we would look forward to the Board to take action in support of this request.

Patrick Hogan stated it was a pleasure being a member of the working group. He stated if you were a part of the working group you knew how much work was done on this particular issue.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution accepting the supplemental draft GEIS as adequate for public review, issue Notice of Completion of Supplemental Draft GEIS and authorization to OCIDA staff and counsel to take all necessary steps to comply with SEQA notice requirements. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Steve Morgan, the OCIDA Board approved a resolution to set a public hearing on the Supplemental Draft GEIS for May 24, 2021. Motion was carried.

Jeff Davis stated we will take the steps necessary to get the notice out and commence the public review process.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 11:34 am. Motion was carried.

Nancy Lowery, Secretary

SUBJECT TO BOARD APPROVAL

Onondaga County Industrial Development Agency
Regular Meeting Minutes
May11, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, May 11, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:00 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Steve Morgan

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Carolyn Evans-Dean, Economic Development
Jeff Davis, Barclay Damon Law Firm
Kevin McAuliffe, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Elie Schechter, C2 NY Sentinel Heights Solar
Andrew Day, Taft Road Solar, LLC
Vittorio Pascarella, Ur-Ban Villages PFA
Steve Calocerinos, Calocerinos Engineering
Sarah Stephens, Ur-Ban Villages PFA
Douglas Sutherland, Camillus Mills Redevelopment
Brian Gerling, Bond, Schoeneck & King Law Firm
Michael Cocquyt, Taft Road Solar, LLC

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.)

APPROVAL OF REGULAR MEETING MINUTES – APRIL 13, 2021

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of April 13, 2021 meeting. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of April 2021.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Treasurer's Report for the month of April 2021. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #456.

Upon a motion Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #456 for \$13,012.35, PILOT payments to the City of Syracuse for \$1,981.29, Onondaga County for \$9,526.00, Town of Camillus for \$5,200.68, Town of DeWitt for \$156.23, Town of Elbridge for \$2,118.96, Town of Geddes for \$70.50, Town of Onondaga for \$3.15, Village of Camillus for \$899.40, Village of Solvay for \$563.46, East Syracuse Minoa School District for \$747.66, Jamesville Dewitt School District for \$101.26, Jordan Elbridge School District for \$17,938.33, Marcellus School District for \$268.50, Solvay Union Free School District for \$3,597.08, Syracuse City School District for \$1,489.21 and West Genesee Central School District for \$12,632.04. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was emailed to Board Members present to sign off.

C2 NY SENTINEL HEIGHTS SOLAR, LLC (3101-21-05A) SECOND MEETING

Robert Petrovich stated we have Brian Gerling from Bond Schoeneck & King to represent the Agency as conflict counsel as Barclay Damon has a conflict.

Elie Schecter stated C2 NY Sentinel Heights has secured all the planning and zoning approvals they need and the interconnection agreement with National Grid. He stated they look forward to working with the IDA on the final paperwork for the PILOT agreement. He stated they have been working with the School District and the Town Supervisor and he thinks everyone is on board and supportive of the project. He stated it is a community solar project on about 20 acres on Sentinel Heights Road in the Town of Lafayette. He stated members of the community are going to have the opportunity to subscribe and purchase from the solar project at a lower rate than they are otherwise buying from National Grid. He stated they have their NYSERDA incentive locked in so all their pieces are ready to go for the project.

Nancy Lowery stated a public hearing was held and there were no comments but we do have a letter of support from the Town. She stated we received the resolution from the School District which is in the new packet sent out and is live on our website.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the C2 NY Sentinel Heights Solar, LLC project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real property taxes and real estate transfer taxes for the C2 NY Sentinel Heights Solar, LLC project. Motion was carried.

TAFT ROAD SOLAR LLC/SLH II, LLC (3101-21-09B) SECOND MEETING

Andrew Day stated this is a community solar project. He stated it is 3.7 megawatts AC located off Taft Road. He stated SLH II is a wholly owned subsidiary of Source Renewables that owns the land and Taft Road Solar LLC is the name of company. He stated they had previous approval for the PILOT and financial assistance for 5 megawatts but through the planning process the size was lowered to 3.7 megawatts AC. He stated he is here today to update the application. He stated they are in the process of pulling building permits and getting the project under construction in the next month or two.

Jeff Davis stated later on the agenda there is a termination of the prior project that was approved and since we are terminating that project it would include the SEQR that was done. He stated the SEQR Resolution needs be repassed that was done previously.

Jeff Davis stated he would like to amend the agenda to include a SEQR resolution. He stated this is an unlisted action under SEQR and the materials from the applicant have been received and reviewed. He stated this is more a change in ownership on how everything is going to be done with the project. He stated the motion requested to the Board will not have a significant adverse effect on the environment and the agency issue a negative declaration pursuant to SEQR.

Nancy Lowery stated a public hearing was held for Taft Road Solar and Tom Lorrizo from the Carpenter's Union called in. She stated he thought this was a very good project but wanted to make the Board aware that they are interested in doing work for solar projects in our area.

Patrick Hogan asked if we have Mr. Lorrizo's information. Nancy Lowery stated yes.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Taft Road Solar LLC/SLH II, LLC project. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real property taxes and real estate transfer taxes for the Taft Road Solar LLC/SLH II, LLC project. Motion was carried.

UR-BAN VILLAGES PFA, LLC (3101-21-07A) SECOND MEETING

Patrick Hogan stated there has been a lot of interest about this project in the community and what he has heard it has been extremely favorable.

Vittorio Pascarella stated they are excited about the project. He stated they are looking to take the property at the former Will and Baumer candle factory on Buckley Road and repurpose the 11 or 12 buildings into 250 apartments and some commercial aspect that is yet to be determined.

He stated the project will be 3 phases over 5 years and they are in phase 1 right now. He stated they are planning to save all the buildings on site, decoupling all the connector pieces, reskinning and repurposing the shed-like buildings into covered parking and parking garages. He stated they will have underground parking for about 75% of the parking needs onsite and what that means is they are hoping every resident has the availability to park at least one car either indoors or under cover.

Patrick Hogan stated it replicates a village. Vittorio Pascarella stated yes and it grew over time one building at a time. He stated they are trying to keep in touch with that with every building having its own unique characteristics starting with the first building, the iconic piece built in the late 1800's.

Patrick Hogan asked how much will rent be. Vittorio Pascarella stated it is still too early to narrow down rents. He stated they are not sure what the costs are going to be. He stated there is a lot of speculation about price increases in terms of material and inflation. He stated they are trying not to pin themselves down because the future of building and construction is way too volatile at this point.

Nancy Lowery stated a public hearing was held and there were no comments.

Jeff Davis stated this is an unlisted action under SEQR and the project is designed for the preservation/renovation reuse of a project facility and will not produce adverse traffic or other impacts. He stated there are some specific project related conditions relative to the preservation/renovation reuse of the project which are addressed in the site plan review process in the Town of Salina and based on that the resolution the Board is voting on is there are no significant adverse effects on the environment and the issuance of the negative declaration pursuant to SEQR.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQR negative declaration determination for the UR-Ban Villages PFA, LLC project. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions

from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes for the UR-Ban Villages PFA, LLC project. Motion was carried.

CAMILLUS MILLS REDEVELOPMENT COMPANY, INC./CAMILLUS MILLS II, LLC
(3101-21-08A) INITIAL MEETING

Patrick Hogan stated he received a lot of positive comments on this project.

Doug Sutherland stated before the Board is the 2nd of a 3 phase project. He stated the first phase was the historic rehabilitation certified rehab of the old headquarters completed in late 2017. He stated the building has 29 apartments and about 8500 square feet of commercial space. He stated Phase 2 is to be built on the slab of the old Camillus Cutlery Factory which burned in 2013. He stated the building will have 58 apartments and 6500 square feet of commercial space. He stated it is a 3 story building built over a lower parking level that allows them to build up and beyond the flood plain. He stated it is a Brownfield site and 90% of the property they are working with is in the flood plain. He stated they have had to take extra measures to develop this. He stated there is a 3rd phase planned and will probably happen when they identify tenants for it. He stated it will be a smaller building. He stated it is meant to look like an old industrial campus with a cluster of buildings. He stated the 2nd phase, while new construction, is designed in the spirit of the original cutlery main manufacturing building. He stated they have their site plan approvals, SEQR approvals and still need a building permit but not much more than that.

Patrick Hogan asked if they are going to use the same concrete slab and build above it. Doug Sutherland stated they are keeping the slab but will have punctures within it to drive piles. He stated the soil is fairly soft underneath. He stated for the most part the concrete slab remains and they will patch in where they need to create holes for piles.

Patrick Hogan stated it's a Brownfield and a flood plain so it's an area that has challenges. Doug Sutherland agreed and stated was a large hole in the center of the Village. He stated when the fire occurred that really changed the character. He stated they think that filling in the hole with architecture that feels like the original building is a good thing to do and they are excited.

Patrick Hogan stated that was the largest fire in Onondaga County history. Doug Sutherland agreed. He stated it really taxed the first responders' ability but fortunately it didn't extend over to the headquarters building. He stated it was 140,000 feet of space and all wood framed.

Nancy Lowery stated a public hearing was held and the Mayor of Camillus called to express his support and he is very anxious for the project to get going.

Jeff Davis stated this is a Type I action and as noted the Village of Camillus Board previously did SEQR on a Type I and at that time OCIDA was not considered an involved agency so we were not noticed. He stated in recognition of the fact that we would have been an involved agency and consent to the lead agency status, he is recommending we reaffirm, accept and adopt the negative declaration that was issued by the Village Board for the project. He stated it is attached to the resolution that Barclay Damon has prepared for the Board and therefore based on that the motion is to reaffirm, accept and adopt the negative declaration that was issued by the Village Board.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution to reaffirm, accept and adopt the SEQR negative declaration determination issued by the Village of Camillus Board for the Camillus Mills Redevelopment Company, Inc./Camillus Mills II, LLC project. Motion was carried.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes for the Camillus Mills Redevelopment Company, Inc./Camillus Mills II, LLC project. Motion was carried.

TERMINATION OF PROJECT TAFT SOLAR LLC (3101-20-01A)

Robert Petrovich stated as noted earlier there was a change and the new project has already had action taken on it. He stated this is an administrative action by the Board and a cleanup activity for the sake of making sure the I's are dotted and the T's are crossed.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution acknowledging the Source Land Holdings LLC/Taft solar LLC, project number 3101-20-01A, is revoking all financial assistance granted in connection with the project associated with this number. Motion was carried.

WHITE PINE COMMERCE PARK ENGINEERING SERVICES

Robert Petrovich stated we have been working on the White Pine project and we currently have a contract with Ramboll Engineering, which used to be O'Brien and Gere, to provide assistance on a number of different items related to the project in terms of engineering and development in bringing that project to the floor. He stated staff is asking for an increase of O'Brien and Gere's authorized amount by \$35,000 to facilitate additional work that is needed to be done on the project. He stated this would be the subcontract to Ramboll.

Patrick Hogan asked if O'Brien and Gere is subcontractor to Ramboll. Robert Petrovich stated O'Brien and Gere has a subcontractor they would like to hire and the amount of their fee is not to exceed \$35,000 without additional authorization and approval by the Board.

Kevin Ryan asked who the subcontractor is. Robert Petrovich stated Mower and Associates.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing previously approved engineering firm to procure, select, coordinate and oversee a sub-contractor in connection with the White Pine Commerce Park Project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:32 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 333 WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
 PHONE: 315.435.3770 • FAX: 315.435.3669

May 31, 2021

Revenue / Expense / Income	Current Period	Current YTD	2021 Budget Amount	Current YTD Change to Budget
Operating Revenue	517,475	1,016,992	1,646,000	(629,008)
Administrative Expense	43,405	188,170	1,008,000	(819,830)
Operating/Program Exp.	27,536	271,653	638,000	(366,347)
Net Ordinary Income	446,534	557,169	-	557,169

Current Assets	Current YTD	Prior YTD
Total Cash	2,962,811	4,497,091
Less Pass Through Received	4,009	-
Available Cash	2,958,801	4,497,091
Receivables (less pass through rec.)	829,941	969,914
Grant Reimbursements	-	268,733
Total	3,788,742	5,735,738

Reserve for Contracts	
County Operations 2021	819,830
333 W. Washington St 2021 Rent	50,015
OBG WPCP CO #4 Additional Studies	418,947
JMT 800 Hiawatha Engineering	11,816
Barclay Damon WPCP Options	50,000
Total	1,350,609

Receivables	
0-120 days	829,941
> 120 days	222,024
Total	1,051,965

Onondaga County Industrial Development Agency

Profit and Loss

May 2021

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	3,500.00
2116.2 Application Fees	3,000.00
Total 2116 Fees	6,500.00
2410 Lease Income	750.00
2655 Other Operating Revenue	510,195.24
Total 500 Operating Revenue	517,445.24
501 Non-Operating Revenue	
2401 Interest Income	29.30
Total 501 Non-Operating Revenue	29.30
534 Pilot & Pass Thru Revenue	
529 PILOT Income	57,293.74
Total 534 Pilot & Pass Thru Revenue	57,293.74
Total Income	\$574,768.28
GROSS PROFIT	\$574,768.28
Expenses	
6400 Operating Expense	
6401 Insurance D&O Liability	5,809.00
6405 General Accounting	364.50
6406 Other Professional Services	
6406.50 Consulting Services	2,500.00
Total 6406 Other Professional Services	2,500.00
6407 Administrative Expense	43,404.54
6408 Meeting Expenses	337.81
6410 Office Expense	585.65
6414 Marketing	240.00
Total 6400 Operating Expense	53,241.50
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	7,181.25
Total 6450 Barclay Damon	7,181.25
Total 6440 Legal Fees	7,181.25

Onondaga County Industrial Development Agency

Profit and Loss

May 2021

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.4 Other Expenses	129.60
6510.6 Taxes/SDC	4,096.30
6511 WPCP Closing Costs	6,292.00
Total 6510 White Pine Commerce Park	10,517.90
Total 6500 Agency Program Expenses	10,517.90
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	57,293.74
Total 6605 Pilot & Pass Thru Expenses	57,293.74
Total 6600 Non-Operating Expenses	57,293.74
Total Expenses	\$128,234.39
NET OPERATING INCOME	\$446,533.89
NET INCOME	\$446,533.89

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	2,081,360.48
200.2 Cash - M & T Money Maker Savings	890,358.10
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	2,962,810.76
Total Bank Accounts	\$2,962,810.76
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	833,950.58
Total 380 Accounts Rec.	833,950.58
Total Accounts Receivable	\$833,950.58
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	\$222,024.00
Total Current Assets	\$4,018,785.34

Onondaga County Industrial Development Agency

Balance Sheet As of May 31, 2021

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	3,305,401.50
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
Total 101 White Pines Commerce Park	5,112,146.03
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
Total 100 Land	6,368,491.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	1,432.40
Total 104 Machinery & Equipment	2,861.40
211 A/D Office Furniture	-2,862.00
213 A/D Buildings	-81,335.00
Total Fixed Assets	\$6,287,155.93
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$10,307,583.03

Onondaga County Industrial Development Agency

Balance Sheet
As of May 31, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	188,170.19
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
Total 600 Accounts Payable	213,762.53
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	8,018.69
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	82,082.39
631 Due to Other Governments	
631.1 Towns	
631.105 Camillus	-20.00
631.12 Dewitt	140.76
Total 631.1 Towns	120.76
631.3 Schools	
631.305 Baldwinsville	1.00
631.315 East Syracuse-Minoa	747.66
631.325 Jamesville-Dewitt	26.64
631.356 Syracuse	1,489.19
631.36 West Genesee	-0.01
Total 631.3 Schools	2,264.48
631.4 Onondaga County	1,220.36
631.5 City of Syracuse	411.36
Total 631 Due to Other Governments	4,016.96
Total Other Current Liabilities	\$299,861.88
Total Current Liabilities	\$299,861.88
Total Liabilities	\$299,861.88
Equity	
3900 Equity Unreserved	6,735,894.07
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	1,350,609.00
465 Equity - Unreserved	-977,780.00

Onondaga County Industrial Development Agency

Balance Sheet
As of May 31, 2021

	TOTAL
Net Income	553,159.45
Total Equity	\$10,007,721.15
TOTAL LIABILITIES AND EQUITY	\$10,307,583.03

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #457
June 8, 2021**

GENERAL EXPENSES

1. <u>PARK STRATEGIES, LLC*</u> Inv#16584634, May 2021 Consulting	\$ 2,500.00
2. <u>ADVANCE MEDIA NEW YORK*</u> Public Hearing Notices; UR-Ban, Taft Solar, Camillus Mills & C2 NY	\$ 537.60
3. <u>TJMG PROPERTIES, LLC*</u> Inv#482456, WPCP 8739 Burnet Road Shutdown	\$ 129.60
4. <u>BARCLAY DAMON LLP*</u> Land Purchase	\$ 312,541.90
5. <u>BARCLAY DAMON LLP*</u> Land Purchase	\$ 328,151.34
6. <u>BARCLAY DAMON LLP*</u> Land Purchase	\$ 604,695.06
7. <u>BARCLAY DAMON LLP</u> Inv#5122295, Roth Steel Brownfield thru 4-30-21	\$ 337.50
8. <u>BOND, SCHOENECK & KING, PLLC</u> Inv#19866293, BlueRock legal thru 3-31-21	\$ 320.00
9. <u>GROSSMAN ST. AMOUR CPA'S PLLC</u> Inv#80023, 2020 Audit Final Billing	\$ <u>14,000.00</u>
TOTAL	\$ 1,263,213.00

*Ratification of Checks dated May 11, 2021

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #457
June 8, 2021**

PILOT Payments

1. <u>CITY OF SYRACUSE</u>	\$	411.36
2nd 2021 Armoured One PILOT Payment		
2. <u>ONONDAGA COUNTY</u>	\$	1,220.36
2nd 2021 Armoured One PILOT Payment		
3. <u>TOWN OF DEWITT</u>	\$	140.76
2nd 2021 Armoured One PILOT Payment		
4. <u>EAST SYRACUSE MINOA CSD</u>	\$	747.66
2nd 2021 Armoured One PILOT Payment		
5. <u>SYRACUSE CSD</u>	\$	<u>1,489.21</u>
2nd 2021 Armoured One PILOT Payment		
	TOTAL	\$ 4,009.35

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
5/31/2021**

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-21-12-31-21	\$1,008,000.00	\$188,170.19	\$819,829.81
333 W. WASHINGTON ST 2021 RENT	1-1-21-12-31-21	\$65,000.00	\$14,984.58	\$50,015.42
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	\$800,000.00	\$381,052.63	\$418,947.37
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	\$25,000.00	\$13,183.60	\$11,816.40
BARCLAY DAMON WPCP OPTIONS	11/30/20-12-31-21	\$200,000.00	\$150,000.00	\$50,000.00
		\$2,098,000.00	\$747,391.00	\$1,350,609.00

**ACCOUNTS RECEIVABLE
5/31/2021**

AGENCY FEES RECEIVABLE		\$317,496.00
ACCOUNTS RECEIVABLE GENERAL		\$512,445.24
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$0.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$1,051,965.24

Onondaga County Industrial Development Agency DRAFT



Project Summary

6/7/2021

1. Project	Ranalli Super DC, LLC	2. Project Number	3101-21-10A
3. Location	Lysander	4. School District	Baldwinsville
5. Tax Parcel(s)	055.-01-19.1; 055.-01-20.0; 055.-01-18.0	6. Project Type	New Construction
		Village	-

7. Total Project Cost	\$	40,250,000.00	8. Total Jobs	135
Land	\$	650,000	8A. Job Retention	0
Site Work	\$	10,000,000	8B: Job Creation	135
Building	\$	24,000,000	(Next 5 Years)	
Furniture & Fixtures	\$	3,000,000		
Equipment	\$	2,000,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	450,000		
Financial Charges	\$	50,000		
Legal Fees	\$	100,000		
Other	\$	-		

Cost Benefit Analysis

Ranalli Super DC, LLC

	Fiscal Impact (\$)
Estimated Abatement Cost	\$6,004,115
Sales Tax Abatement	\$1,920,000
Mortgage Recording Tax Abatement	\$225,000
Real Property Tax Relief	\$3,859,115
New Investment	\$108,183,296
PILOT Payments	\$2,641,845
Project Wages (10 years)	\$57,151,383
Construction Wages	\$10,882,500
Employee Benefits (10 years)	\$2,857,569
Project Capital Investment	\$34,650,000

Project Description

The proposed new state of the art 350,000 sq. ft. facility in the Town of Lysander , will be home to an auto parts warehouse, distribution center and office space. The \$40 million investment into this site will create approximately 135 new jobs after full staffing and operation.

Benefit:Cost Ratio **18.02 :1**

Ranalli Super DC, LLC

5/4/2021

A) PILOTS Estimate Table Worksheet DRAFT

for 15 years

OCIDA estimate of current market value						\$	322,000
Projected investment						\$	24,000,000
OCIDA estimate of increase in value						\$	11,585,000
OCIDA estimated value after project is completed						\$	11,907,000
Taxes that would have been collected if the project did not occur						\$	175,805
Scheduled PILOT payments						\$	2,641,845

PILOT YEAR	Exemption %	Onondaga County	Lysander	Baldwinsville	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
2020-2021		\$ 1,658	\$ 638	\$ 7,670	\$ 9,967		
1	100%	\$ 1,691	\$ 651	\$ 7,824	\$ 10,166	\$ 375,921	\$ 365,755
2	100%	\$ 1,725	\$ 664	\$ 7,980	\$ 10,369	\$ 383,440	\$ 373,070
3	90%	\$ 8,090	\$ 3,114	\$ 37,425	\$ 48,630	\$ 391,108	\$ 342,478
4	90%	\$ 8,252	\$ 3,177	\$ 38,174	\$ 49,602	\$ 398,930	\$ 349,328
5	80%	\$ 15,003	\$ 5,776	\$ 69,406	\$ 90,185	\$ 406,909	\$ 316,724
6	80%	\$ 15,303	\$ 5,891	\$ 70,794	\$ 91,989	\$ 415,047	\$ 323,059
7	70%	\$ 22,461	\$ 8,647	\$ 103,910	\$ 135,018	\$ 423,348	\$ 288,330
8	70%	\$ 22,911	\$ 8,820	\$ 105,988	\$ 137,719	\$ 431,815	\$ 294,096
9	60%	\$ 30,498	\$ 11,741	\$ 141,088	\$ 183,327	\$ 440,451	\$ 257,124
10	60%	\$ 31,108	\$ 11,976	\$ 143,910	\$ 186,994	\$ 449,260	\$ 262,267
11	50%	\$ 39,147	\$ 15,071	\$ 181,101	\$ 235,319	\$ 458,246	\$ 222,927
12	40%	\$ 47,496	\$ 18,285	\$ 219,722	\$ 285,502	\$ 467,411	\$ 181,908
13	30%	\$ 56,163	\$ 21,621	\$ 259,815	\$ 337,599	\$ 476,759	\$ 139,160
14	20%	\$ 65,157	\$ 25,084	\$ 301,425	\$ 391,665	\$ 486,294	\$ 94,629
15	10%	\$ 74,489	\$ 28,676	\$ 344,595	\$ 447,759	\$ 496,020	\$ 48,261
TOTAL		\$ 439,494	\$ 169,193	\$ 2,033,158	\$ 2,641,845	\$ 6,500,960	\$ 3,859,115

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals						
Total Employment Goals	0	54	54	12	10	5



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

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency at 315-435-3770.
2. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at nstevens@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan
 - Conflict of Interest
 - A feasibility statement indicating the need for the requested benefits
 - Description of project, Site Plans/Sketches, and Maps
 - NYS Full Environmental Assessment Form
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500
9. This Application was adopted by the OCIDA Board on November 19, 2019.

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

Return to:
Onondaga County Industrial Development Agency
Attn: Nate Stevens
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nstevens@ongov.net

Section I: Applicant Information

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

A) Applicant information-company receiving benefits:

Applicant Name: Ranalli Super DC, LLC

Applicant Address: 1200 State Fair Boulevard, Syracuse, NY 13209

Phone: 315-478-4242 Fax: _____

Website: _____ E-mail: jamesranalli3@unitedautosupply.com

Federal ID#: 77-0354503 NAICS: 236220

State and Year of Incorporation/Organization: New York 2021

Will a Real Estate Holding Company be utilized to own the Project property/ facility? Yes No

What is the name of the Real Estate Holding Company: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Real Estate Holding Company:

B) Individual Completing Application:

Name: James Trasher (CHA Consulting Inc.)

Title: Project Engineer

Address: 300 S. State Street, Suite 600, Syracuse, NY

Phone: 315-471-3920 Fax: _____

E-mail: jtrasher@chacompanies.com

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

Name: James P. Ranalli, III
Title: Trustee of James P. Ranalli 2016 Irrevocable Trust, Member
Address: 1200 State Fair Boulevard
Phone: 315-478-4242 Cell Phone: _____
E-mail: jamesranalli3@unitedautosupply.com

D) Company Counsel:

Name of Attorney: Robert Smith, Esq./Wendy S. Lougnot, Esq.
Firm Name: Costello, Cooney & Fearon, PLLC
Address: 211 W. Jefferson St. Syracuse, NY 13202
Phone: 315-422-1152 Cell Phone: _____
E-mail: rsmith@ccf-law.com / wlougnot@ccf-law.com

E) Business Organization (check appropriate category):

- Corporation Partnership
 Public Corporation Joint Venture
 Sole Proprietorship Limited Liability Company

Others (please specify): _____
Year Established: 2021
State in which Organization is established: New York

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

Name	% of ownership
<u>James P. Ranalli 2016 Irrevocable Trust</u>	<u>100</u>
<u>(James P. Ranalli, III, Trustee)</u>	_____
_____	_____
_____	_____

G) Applicant Business Description:

Please attach a description of your company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 25

Estimated % of sales outside Onondaga County but within New York State: 25

Estimated % of sales outside New York State but within the U.S.: 50

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.

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

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

Please attach any explanations:

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

Yes No

Section II: Project Information

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

Address: 8626 Oswego Road, 8652 Oswego Road and 2200 Hencle Boulevard

Legal Address (if different): _____

City: _____ Village/Town: Lysander

Zip Code: 13027 School District: Baldwinsville

Tax Map Parcel ID(s): 055-01-19.1; 055-01-20.0; 055-01-18.0

Current Assessed Value: \$322,000 Sq. Footage of Existing Building: NA

Census Tract: 114.02

B) Type (Check all that apply):

- New construction
- Expansion/Addition to current facilities
- Renovation of existing facility
- Acquisition of existing facility/property
- Demolition and Construction
- Purchase of machinery and/or equipment
- Brownfield/Remediated Brownfield
- LEED Certification
- Other:

C) Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?

D) Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

- (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- (ii) the size of the lot upon which the Project sits or is to be constructed;
- (iii) the current use of the site and the intended use of the site upon completion of the Project;
- (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and
- (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches or maps.**

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 checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Bank Office |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Equipment Purchase | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Multi-Tenant | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Other _____ |

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

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

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

- Yes No

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

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
 - a. <http://www.dec.ny.gov/permits/6191.html>
2. Have any environmental issues been identified on the property?
 Yes No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	650,000		
Site Work/Demo	10,000,000		
Building Construction & Renovation	24,000,000		
Furniture & Fixtures	3,000,000		
Equipment	2,000,000		
Equipment Subject to NYS Production Sales Tax	0		
Engineering/Architect	450,000		
Financial Charges	50,000		
Legal	100,000		
Other	0		
Management/Developer Fees	0		
Total Project Cost	40,250,000		

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) <u>TOTAL Capital Costs</u>	\$ <u>40,250,000</u>
<u>Project refinancing: estimated amount</u> (for refinancing of existing debt only)	\$ <u>0</u>
<u>Sources of Funds for Project Costs:</u>	
1. Bank Financing	\$ <u>30,000,000</u>
2. Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>10,250,000</u>
3. Tax Exempt Bond Issuance (if applicable)	\$ <u>NA</u>
4. Taxable Bond Issuance (if applicable)	\$ <u>NA</u>

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____
- Identify each state and federal grant/credit:
- Grants to be explored \$ TBD
- _____ \$ _____
- _____ \$ _____
6. Total Sources of Funds for Project Costs \$ 40,250,000

C) Employment and Payroll Information

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

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

Estimate the number of FTE jobs to be retained as a result of this Project:	
Estimate the number of construction jobs to be created by this Project:	250+/-
Estimate the average length of construction jobs to be created (months):	12-24
Current annual payroll at facility:	\$0.00
Average annual growth rate of wages:	2-3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Health Insurance, 401K, Section 125, Doctor on Demand
Average annual benefit paid by the company (\$ or % salary) per FTE job:	5%
Average growth rate of benefit cost:	5%+/-
Amount or percent of wage employees pay for benefits:	5%
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:	100%

D) New Employment Benefits

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

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs added each year after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
Managers	\$65,000	0	2	2			
Assistant Managers	\$50,000	0	2	2	2		
Warehouse Associates	\$42,000	0	50	50	10	10	5
Job Creation Subtotal			54	54	12	10	5

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

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): TBD
- Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$225,000
- Sales and Use Tax Exemption (4% Local, 4% State): \$1,920,000
- Tax Exempt Bond Financing (Amount Requested): _____
- Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 30,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 225,000

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

\$ 24,000,000

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

\$ 1,920,000

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

Section V: Local Access Policy Agreement

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

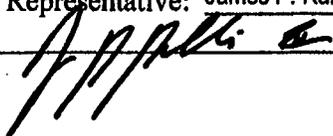
Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne.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

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

In consideration of the extension of financial assistance by the Agency Ranalli Super DC, 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 _____ (date).

Company: Ranalli Super DC, LLC
Representative for Contract: James P. Ranalli, III, Trustee
Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Phone: 315-478-4242 Email: jamesranalli3@unitedautosupply.com
Project Address: 8626 Oswego Road City: Baldwinsville State: NY Zip: 13027

General Contractor: Top Notch Property Management
Contact Person: James P. Ranalli, III
Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Phone: 315-478-4242 Email: jamesranalli3@unitedautosupply.com
Authorized Representative: James P. Ranalli, III, Trustee Title: Member
Signature: 

Section VI: Agency Fee Schedule

Payment Terms:

Application & Processing Fee (payable at the time of application):	\$1,000
Legal Deposit (payable at the time of application):	\$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

*** A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

Agency Fees: The project cost is the Total Project Cost from section III A

<u>Benefit Sought</u>	<u>Fee Charged</u>
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

Note: For Manufacturing Projects under \$10 million the fee is reduced by: 0.0025 X the project cost

Agency Legal Fees: The project cost is the Total Project Cost from section III A

Fee for first \$20 million:	0.0025 of the project cost
Fee for expenses above \$20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

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

Section VII: Recapture of Tax Abatement/Exemptions

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

Recapture of Benefits: It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions: If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

Recapture Payment: The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

Recapture of the PILOT, Sales Tax or Mortgage Recording Tax: The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

Distribution of the Recapture Payment: Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

Additional Conditions for the Recapture of Sales and Use Tax: As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits;
 - Exemptions received exceed the amount authorized by the Agency;
 - Exemptions are claimed by the Project for unauthorized property or services; or
 - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
 2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

A "Full Time Permanent Employee" shall mean

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

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

Name of Applicant Company

Ranalli Super DC, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

James P. Ranalli III, Trustee, Member

Date:

6/7/2021

Section VIII: Employment Plan

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

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

Yes No

If yes, name and location: _____

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

Yes No

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

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), Ranalli Super DC, LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

Ranalli Super DC, LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

Ranalli Super DC, LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: Ranalli Super DC, LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: James P. Ranalli III, Trustee, Member

Date: 6/7/2021

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

CNY Works
Chris Kennedy
Business Development Specialist
960 James Street, Syracuse, NY 13203
315-477-6974
ckennedy@cnyworks.com
www.cnyworks.com

Section IX: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

Agency Legal Counsel & Auditor

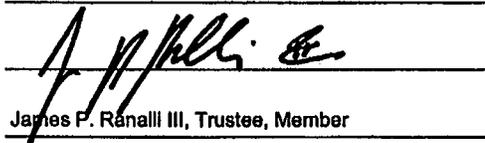
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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

Name of Applicant Company

Ranalli Super DC, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

James P. Ranalli III, Trustee, Member

Date:

6/7/2021

Section X: Representations, Certifications, and Indemnification

James P. Ranalli III, Trustee (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Ranalli Super DC, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

meetings law.

F. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

J. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

K. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

L. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company

Ranalli Super DC, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

James P. Ranalli III, Trustee, Member

Date:

6/7/2021

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

James P. Ranalli, III, Trustee, being first duly sworn, deposes and says:

1. That I am the Member (Corporate Officer) of Ranalli Super DC, 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 7 day of June, 2021.

(Notary Public)

JESSICA L CLARK
Notary Public, State of New York
No. 01CL6272162
Qualified in Onondaga County
Commission Expires 11/13/2024

End of Application

OCIDA Application Appendix

Section 1

H) Percentage of supplies and vendor services in Onondaga County – 60%

Top Notch Property Management – Equipment set up, property maintenance, property management

WB Mason – Furniture, warehouse supplies, paper products

Strategic Accounting Outsource Solutions, LLC – Accounting services

CHA Consulting Inc – Engineering services

Costello, Cooney and Fearon – Corporate attorney

Tracy Road Equipment – Heavy highway equipment

Thompson and Johnson – Material handling solutions

East Syracuse Chevrolet, Romano Auto Group, Fuccillo Automotive Group, etc. – Delivery vehicles source

Multiple Auto Repair Shops – Repair of delivery vehicles

Section 2 – Project Information

C. Description of the Project and the Need for the Project

The first phase of the new facility is intended to be utilized by United Auto Supply of Syracuse, West, Inc. ("United Auto Supply"), an affiliate of Ranalli Super DC, LLC. More specifically, the first phase will be operated by United Auto Supply by way of a lease between to the two affiliated entities. United Auto Supply is a distributor/retailer of auto parts which was founded in 1946. Over the last sixty years we have expanded from a 2,500 square foot store on West Genesee Street to a 70,000 square foot facility on Tracy Street in the City of Syracuse. Based on the continued growth in our business, in 2016 we purchased and renovated the former P&C Warehouse at 1200 State Fair Boulevard, which is now Ranalli Industrial Park and corporate headquarters for United Auto Supply. Most recently, we are currently undertaking an expansion of our State Fair Boulevard warehouse space with the departure of the Lowe's warehouse from that facility.

Based on our continued growth in the northeast and commitment to Onondaga County there is a need for additional warehouse and distribution space (above and beyond the expanded facility at State Fair Boulevard) to allow the company to expand its product lines to include larger, bulkier items (i.e. bumpers, doors, etc.) which require additional warehouse space that cannot be accommodated by our current facility. The first phase of this project will be about 364,000 square feet of additional warehouse space. The new warehouse site is located at the intersection of NYS Route 690/48 and Hencle Boulevard. Based on proximity to our existing facility at 1200 State Fair Blvd, the new site is a great location for the next expansion of our business. Due to the growth and influx of demand, this adjacent facility will complement the existing warehouse at the Ranalli Industrial Park.

United Auto Supply has experienced 50% revenue growth year over year which has allowed for the company to continuously expand. The close proximity of the facility will allow greater flexibility in future expansions and bringing on new product lines to serve the automotive and retail industry in the northeast. The anticipated expansion would allow for job creation and revenue increases over the upcoming three to five years.

D)

(i) The proposed first phase of the new facility would be approximately 364,000 square feet of warehouse, distribution and office space. The proposed first phase would be both corporate offices and warehouse distribution space. Approximately 5-10% of the new facility would be utilized for office, retail and ancillary uses and the remaining area would be utilized for warehouse and distribution. The office space would be corporate offices for various United Auto Supply personnel. The retail component would be a small portion of the building which would allow customers to come to the warehouse to pick up their orders. The ancillary uses would include lunchroom facilities and other facilities commonly provided for employees in a typically warehouse/distribution center. Currently it is anticipated that United Auto Supply would utilize the first phase of the new facility. To the extent excess space is available (i.e. in subsequent phases), the applicant may consider leasing portions of the space to other tenants thereby creating additional jobs above and beyond the jobs created by United Auto Supply.

(ii) The proposed parcel is approximately 120+/- acres. The parcel included three current tax parcels located at 8626 Oswego Road, 8652 Oswego Road and 2200 Hencle Boulevard in the Town of Lysander. Approximately 40-45 acres of the parcel would be utilized for the overall development. The proposed facility and its ancillary uses (i.e. access roads, parking, stormwater management, drainage facilities, etc.) will sit on all three tax parcels.

(iii) The existing site is agricultural fields at the intersection of NYS Route 690/48 and Hencle Boulevard. The property is zoned for industrial uses.

The proposed facility will be a state-of-the-art warehouse and distribution complex. The proposed \$40 million new construction will allow for new product lines and increased efficiency. The new facility will create approximately 135 new jobs, paying approximately \$5 million annually in salaries, after full staffing and operation.

(iv) The proposed facility will be a warehouse distribution and retail center of auto parts.

(v) The applicant is undertaking the proposed project to accommodate its continued growth and allow the applicant to expand new product lines to serve the automotive and retail industry in the northeast. The project cost is expected to exceed \$40 million dollars and will benefit the community and the county by creating new jobs and creating various sources of revenue to the County. The requested benefits in the forms of real property tax abatement (PILOT), sales and use tax exemptions and mortgage tax exemptions are extremely important to the viability and feasibility of the construction of the new warehouse distribution facility and corporate office for United Auto Supply. The benefits requested will allow the applicant to complete these improvements to open a facility that is going to create jobs, pay taxes, and allow for continued growth of a local business.

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: Proposed Hencle Boulevard Warehouse		
Project Location (describe, and attach a general location map): Intersection of Hencle Blvd and Oswego Rd		
Brief Description of Proposed Action (include purpose or need): Construction of a 1 million square foot warehouse and supporting parking, site lighting, storm water management for the warehousing needs of United Auto Supply		
Name of Applicant/Sponsor: Ranalli Super DC, LLC		Telephone: 315-350-4822
		E-Mail: jamesranalli3@unitedautosupply.com
Address: 1200 State Fair Blvd.		
City/PO: Syracuse	State: NY	Zip Code: 13209
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (C/O) James Trasher		Telephone: 315-257-7220
		E-Mail: JTrasher@chacompanies.com
Address: 300 S. State St. Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): (Merle D Melvin, Crandall Melvin, May Legg) (Kenneth & Margo Williams) (John Stamp) 055.-01-19.1 055.-01-18.0 55.-01-20.0		Telephone:
		E-Mail:
Address: 6834 Buckley Rd North Syracuse NY 13212 (055.-01-19.1) 8520 Oswego Road Baldwinsville NY 13027 (055.-01-18.0)		
City/PO: 2622 Hamilton Street Weedsport NY 13166 (055.-01-20.0)	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board (Smokey Hollow water district extension and Giddings Crest Sewer district ext.	3/16/2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Site Plan Approval	3/16/2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County DOT (curb cut) OCWEP (water district extension & sewer capacity)	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater SWPPP and Buffer Impact	3/19/2021
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
I - Industrial

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? Yes No
 If Yes,
 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? Baldwinsville Central School District

b. What police or other public protection forces serve the project site?
Onondaga County Sheriff, New York State Troopers

c. Which fire protection and emergency medical services serve the project site?
Lysander Fire Department

d. What parks serve the project site?
Lysander Town Park

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)? Warehousing

b. a. Total acreage of the site of the proposed action? _____ 122.6 acres
 b. Total acreage to be physically disturbed? _____ 51.0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 122.6 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: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____ 3
 • Anticipated commencement date of phase 1 (including demolition) _____ July month 2021 year
 • Anticipated completion date of final phase _____ July month 2025 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Additional phases will be constructed as demand is necessary to serve the needs of United Auto Supply or potential leases

f. Does the project include new residential uses? Yes 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1 _____ 560 (PHASE 1)

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ 650 width; and _____ 1550 length

iii. Approximate extent of building space to be heated or cooled: _____ 1,007,500 square feet 364,000 SF (Phase 1)

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? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes 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?

- 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? Yes 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? Yes 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? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYS DEC Wetland ID BAL-9 _____

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:
Potential encroachment into the 100' buffer area, a wetland delineation has been scheduled to determine the wetland boundary.

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: _____ 11,250 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: Smokey Hollow 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 1800' Extension of route 48 water district along Oswego Road (Route 48)
- Source(s) of supply for the district: Route 48 Water District

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: _____ 11,250 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 wastes

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

- Name of wastewater treatment plant to be used: Onondaga County Waste treatment (Baldwinsville-Seneca Knolls plant)
- Name of district: Giddings Crest 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

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will a line extension within an existing district be necessary to serve the project?
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

 Sewer line extension to be coordinated with Town of Lysander and Village of Baldwinsville and OCWEP

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 38.5 acres (impervious surface)
 _____ Square feet or 93.93 acres (parcel size)
- Describe types of new point sources. Stormwater management outlet structure _____
- 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)?
 Stormwater will be directed to on-site management and then discharged at a controlled rate equal or less than existing conditions in conformance with NYS DEC regulations

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Fleet and delivery vehicles _____
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

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? Yes No
 If Yes:

- 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) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ 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)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 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): _____
Traffic study to be provided

iii. Parking spaces: Existing 0 Proposed 750 Net increase/decrease +750 (Total build out)
579 (Phase 1)

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
6,661,200 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Via grid/ local utility (National Grid)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am - 7pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: _____
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 During construction, general construction equipment and practices _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 General parking lot and security lighting to be determined _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 5 tons per _____ week (unit of time)
 • Operation : _____ 1 tons per _____ week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: scrap metal recycling

 • Operation: cardboard/plastic recycling

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: dumpster- commercial pick up

 • Operation: dumpster - commercial pick up

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces		38.4	+38.4
• Forested	33.99	24.89	-9.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		26.3	+26.3
• Agricultural (includes active orchards, field, greenhouse etc.)	55.6	0	-55.6
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	33	33	0
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

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? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• 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: _____

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? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

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? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? Yes No
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: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >10 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Niagara Silt Loam	_____	27 %
Hilton Loam	_____	38 %
Appleton Loam	_____	8.6 %

d. What is the average depth to the water table on the project site? Average: _____ >10 feet

e. Drainage status of project site soils: Well Drained: _____ 6.1 % of site
 Moderately Well Drained: _____ 38.9 % of site
 Poorly Drained _____ 55 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland Approximate Size 73.5 (Acres)
- Wetland No. (if regulated by DEC) BAL-9 _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
Rabbits _____ Deer _____ Various birds _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

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? Yes No
If Yes:
i. Species and listing (endangered or threatened): _____

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? Yes No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes 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? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes 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? Yes No

F. Additional Information

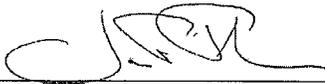
Attach any additional information which may be needed to clarify your project.

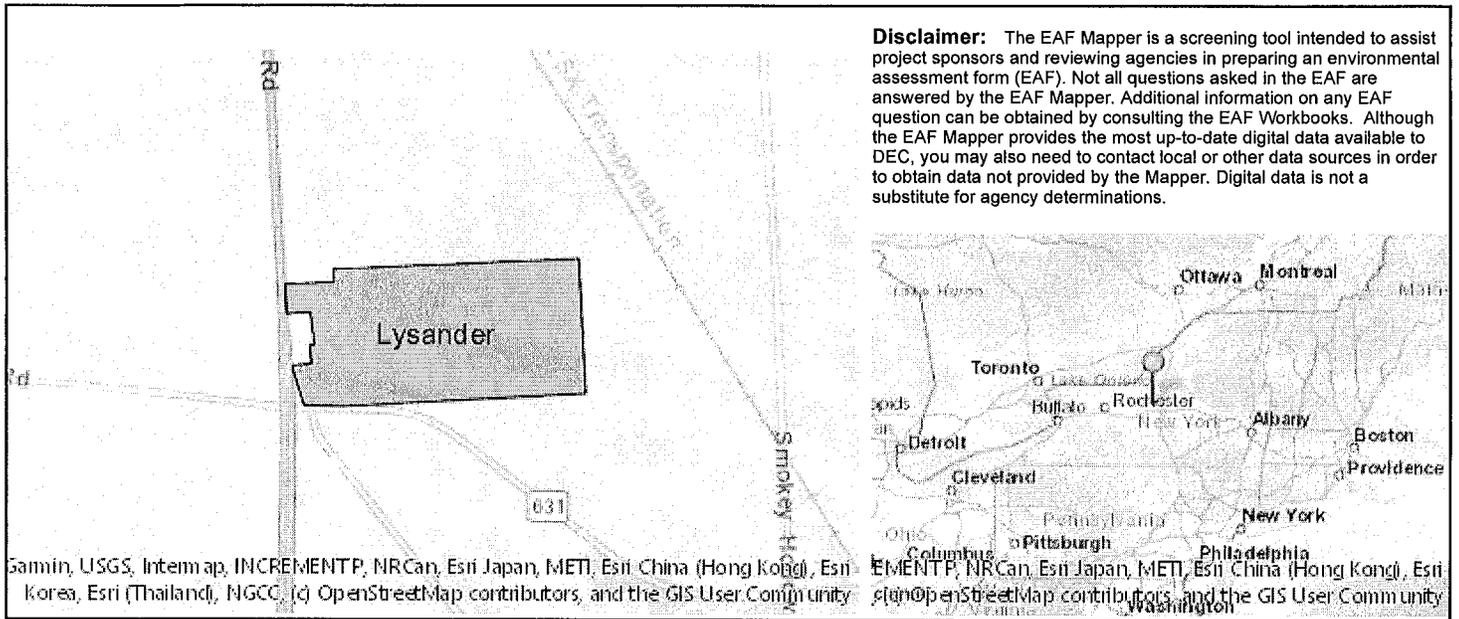
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name James Trasher Date 3-16-2021

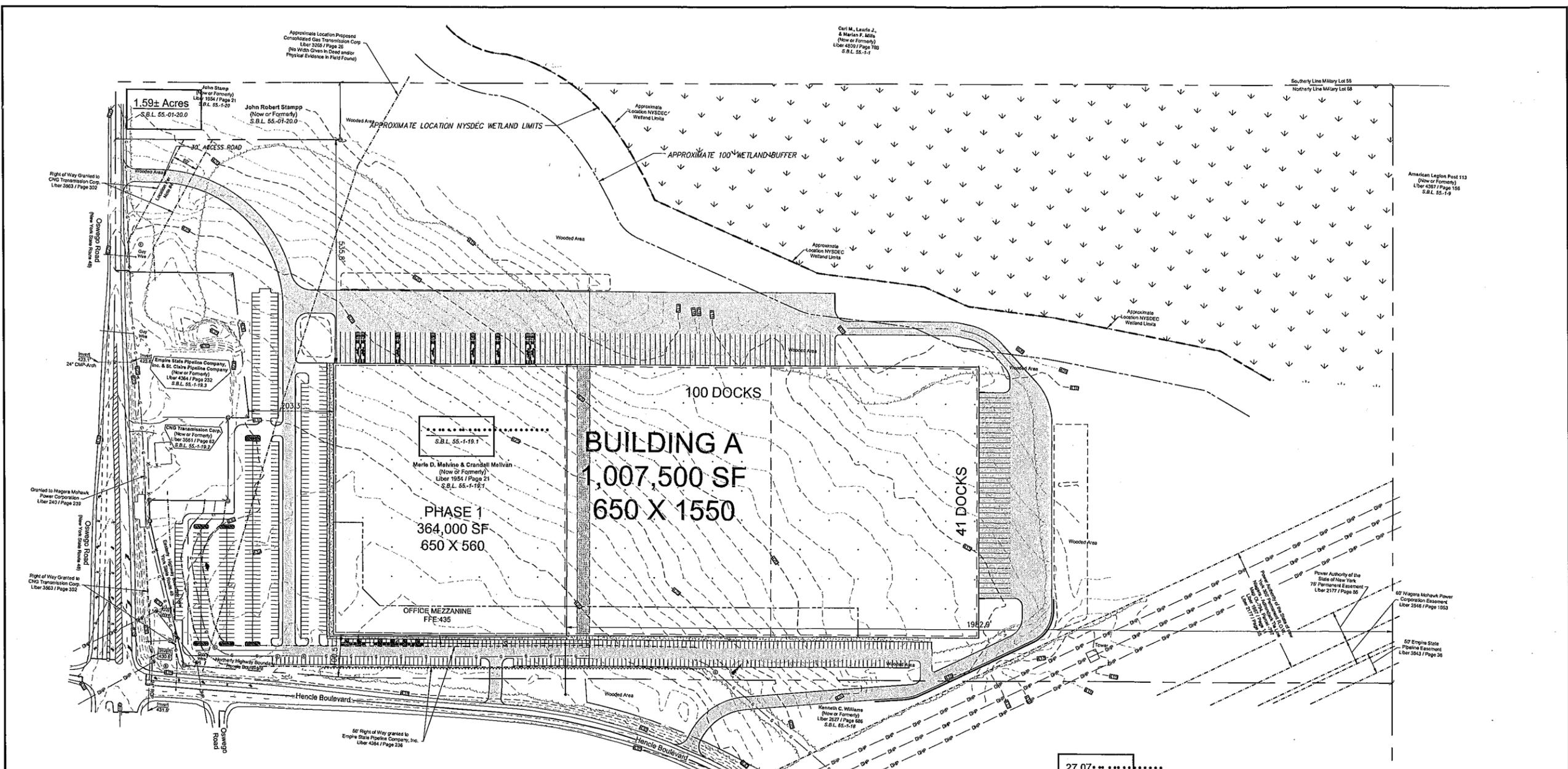
Signature  Title Vice President



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):73.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	BAL-9
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

File: V:\PROJECTS\NY\23278\CADD\CONCEPT\HENCE BLVD\CADD_MODEL_FILES\23278_HENCE BLVD_LAYOUT_MASTER_PLANNING
 Sheet: 5/24/2021 1:08:50 PM Plotted: 5/24/2021 1:09:05 PM Current User: Harrell, Benjamin LastSavedBy: 5757



ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:

ADDRESS	TAX MAP	ACREAGE	ZONING
8626 OSWEGO ROAD	055-01-19.1
8652 OSWEGO ROAD	055-01-20.0
2200 HENCE BLVD	055-01-18.0

EXISTING ZONING: 1 - INDUSTRIAL

PROPOSED WAREHOUSE (1 - INDUSTRIAL)

DIMENSIONAL REQUIREMENTS:

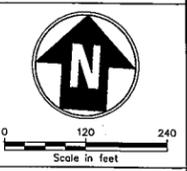
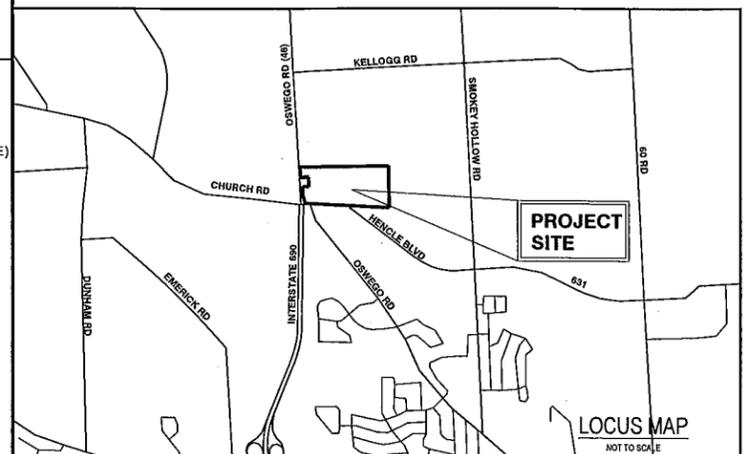
	CODE	PROVIDED
LOT AREA:	80,000 SQ FT	5,340,311 SQ FT
LOT WIDTH:	300'	~1280' (735 FRONTAGE)
LOT COVERAGE (MAXIMUM)	50%	31.9%

SETBACKS:

	100'	203'	535'	992'
FRONT YARD (HENCE BLVD)	100'	100'		
FRONT YARD (OSWEGO RD NYS 48)	100'	203'		
SIDE YARD (NORTH)	50'	535'		
SIDE YARD (EAST)	50'	992'		
MAXIMUM HEIGHT	NA			

PARKING:

	252 SP	750 SP
WAREHOUSING (1 FOR EACH 4,000 SQ FT):		
LOADING SPACES (1 FOR EACH 10,000 SQ FT):		
PARKING SPACE SIZE	101	141
REQUIRED DRIVE WIDTH	9x18'	10x18'
	24'	26'-32'



RANALLI ALA, LLC
 1200 STATE FAIR BLVD
 SYRACUSE NY 13209



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR REVISION ANY SET OF ARCHITECTURAL, ENGINEERING, LANDSCAPE ARCHITECTURE OR LAND SURVEYING DRAWINGS OR PLANS, OR ANY PART THEREOF, WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER OR ARCHITECT. ANY VIOLATION OF THIS SECTION SHALL BE PENALIZED BY FINE OR IMPRISONMENT, OR BOTH, AS PROVIDED BY THE STATE OF NEW YORK.

PROPOSED WAREHOUSE
 HENCE BOULEVARD
 LYSANDER, NY

No.	Submital / Revision	Date
1	REVISED DRIVEWAY LOCATION	5/24/21

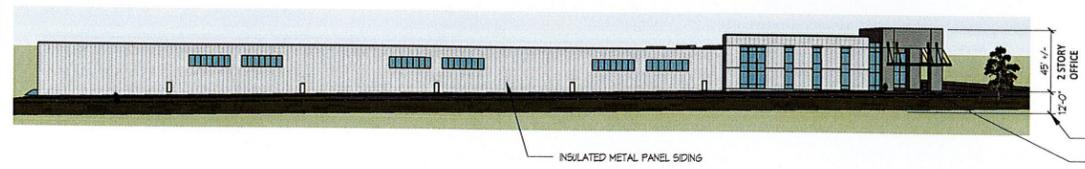
OVERALL LAYOUT PLAN

Designed By: BFB
 Drawn By: BGH
 Checked By: JFT
 Issue Date: 2/4/2021
 Project No: 23278
 Scale: AS SHOWN

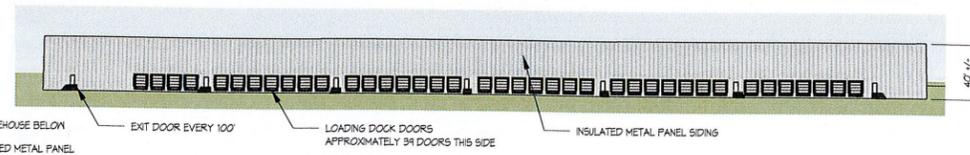
Drawing No.: **C-100**



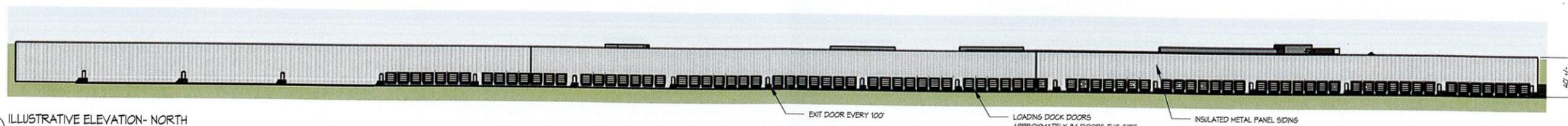
10 ILLUSTRATION- SOUTHWEST CORNER
SCALE: N.T.S.



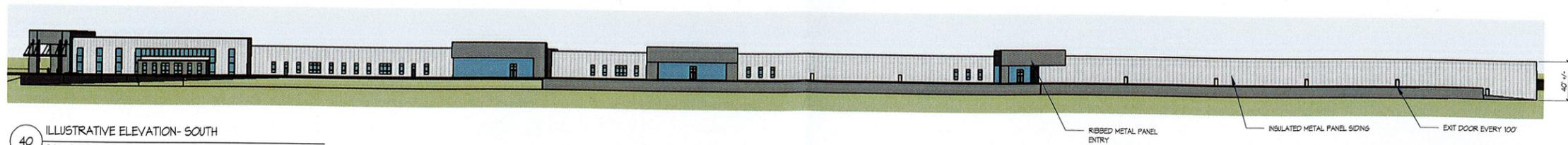
20 ILLUSTRATIVE ELEVATION- WEST
SCALE: 1:60



25 ILLUSTRATIVE ELEVATION- EAST
SCALE: 1:60



30 ILLUSTRATIVE ELEVATION- NORTH
SCALE: 1:60



40 ILLUSTRATIVE ELEVATION- SOUTH
SCALE: 1:60



DRAFT- NOT FOR CONSTRUCTION

**macknight
architects**

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syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
macknightarchitects.com

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PROPOSED WAREHOUSE

HENGE ROULEAUARD
LYSINGER, NEW YORK

PROJECT:

REVISIONS

NO.	DATE	BY

DATE 3/18/21

SCALE AS SHOWN

DRAWN AA

PROJ. --

TITLE
PRELIMINARY
BUILDING
ILLUSTRATIONS

A-101