

FINAL SCOPING DOCUMENT
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROPOSED CLAY BUSINESS PARK
TOWN OF CLAY, NY

I. PROPOSED PROJECT

The Onondaga County Industrial Development Agency (OCIDA) proposes to develop a modern industrial park on its existing 339 acre (Clay Business Park) property located northeast of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York. The Clay Business Park is envisioned to accommodate a mix of industrial uses that may include office, research, manufacturing, assembly, warehousing and distribution facilities in a campus environment on approximately 175 acres of OCIDA property. The Clay Business Park is zoned for industrial purposes by the Town of Clay.

Industrial facilities at the Clay Business Park are proposed to be located in three primary development areas in the central, southern and eastern portions of the OCIDA property. These three areas are considered the most suitable from a development perspective due to favorable access, level topography and other considerations including a general absence of wetlands and environmentally sensitive features.

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

The project will require additional infrastructure to support industrial development. Improvements along Caughdenoy Road and at the NYS Route 31/Caughdenoy Road intersection are necessary and will be determined in consultation with NYS DOT and County DOT. A sanitary sewer line to the Oak Orchard Wastewater Treatment Plant (WWTP) is also needed to provide service to future tenants. A preferred sewer line route has not yet been identified, but several available alternatives exist. Sewer infrastructure requirements will be determined in consultation with Onondaga County Department of Water Environment Protection and other stakeholder agencies. The project will also likely include some degree of wetland enhancement, restoration and/or creation. The extent of impacts and wetland mitigation will be

determined in consultation with the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Army Corps of Engineers (ACOE).

The “project site” is defined as any location where project facilities and infrastructure will or might be constructed. This includes the OCIDA’s 339 acre Clay Business Park property and adjoining routes, rights-of-way and areas needed to support the project related infrastructure and improvements. “Off-site” is defined as any portion of the study area and areas of potential impacts not on or encompassed by the project site.

A proposed development scenario has been identified by the OCIDA that accommodates up to 2.5 million square feet (SF) of possible industrial space at full build-out of the Clay Business Park. Until a prospective tenant or tenants are known, it is assumed that the Park could be developed in several phases and by one or more industries.

The full build-out scenario includes a conceptual site layout of buildings, parking, internal roadways and ancillary industrial facilities. The proposed development scenario at full build-out could accommodate the following uses:

- A combined total of approximately 1.5 million square feet (SF) of manufacturing/assembly space
- Approximately 210,000 SF of laboratory, research and development (R&D) space
- Approximately 235,000 SF of logistics, warehousing, and/or shipping & receiving space
- Approximately 50,000 SF of office and administration space
- Approximately 250,000 SF of outdoor utility space, maintenance areas and service yards
- Approximately 80,000 SF of on-site energy generation or substation space
- Approximately 12,500 SF for wastewater treatment systems
- Approximately 50 acres of paved area for parking, internal circulation and/or shipping/receiving
- One 1.0 million gallon water storage tank for industrial processing and fire suppression
- Intersection and road improvements at NYS Route 31/Caughdenoy Road
- Approximately 4500 linear feet of road and drainage improvements along Caughdenoy Road from NYS Route 31 to Mud Mill Road
- Grade crossing improvements to the CSX railroad crossing on Caughdenoy Road
- Approximately 3 to 4 miles of sanitary sewer to the Oak Orchard WWTP
- Areas set aside for wetland conservation, restoration, creation and/or enhancement

- Additional areas for:
 - Stormwater management
 - Truck scales and security guard stations
 - Fuel storage
 - Rail spur and sidings
 - Possible employee amenities, trails and open space
 - Wetland and habitat preservation northern portions of the site
 - Landscaping, security fencing, signage and natural screening and buffers

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

II. SCOPING DOCUMENT FOR THE DRAFT GENERIC EIS

This Scoping Document identifies potential issues and anticipated impacts proposed to be addressed in the Draft Generic Environmental Impact Statement (DGEIS) being prepared by the OCIDA for the Clay Business Park. One of the principal purposes of this scoping process is to have the Lead Agency (OCIDA), Involved Agencies and the public identify in at least in a preliminary way, those impacts thought to be significant and therefore, needing discussion in the DGEIS. Scoping can also identify topics that may be considered irrelevant or insignificant and not necessary to be in the DGEIS.

This scoping document has been prepared consistent with regulations implementing the New York State Environmental Quality Review Act (SEQRA). The purpose of making this Scoping Document available for agency and public review is to confirm and, if necessary, add to the list of topics that should be addressed within the contents of the DGEIS.

The DGEIS is intended to determine whether the proposed project will cause any significant adverse environmental impacts and identify possible mitigation measures that will be implemented to avoid, minimize or reduce those impacts on the environment. Under SEQRA, a DGEIS can be prepared in place of a more conventional site-specific EIS when a proposed action is at a conceptual stage of development and timing or project design is uncertain, thus making the identification or extent of certain specific impacts impractical. A “generic” EIS is less specific than a conventional EIS and can be based on conceptual information until more detailed information on tenants, uses and design become known. It is appropriate to conduct an environmental review of the project as a Generic EIS because the project’s development scenario offers a reasonable prediction of anticipated development while preserving

flexibility to accommodate various industrial uses, buildings and facilities, scale of development and site design,

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

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

III. SEQRA CLASSIFICATION OF THE PROPOSED ACTION

The proposed action is considered a Type I Action under SEQRA, primarily because the development of the Park and construction of infrastructure will cover a relatively large geographic area and exceed the ten acre threshold for Type I actions. Under SEQRA, a Type I action is considered to be one for which an EIS may be required due to the potential for significant environmental impact.

IV. LEAD AGENCY

The Onondaga County Industrial Development Agency established itself as the Lead Agency for environmental review on March 6, 2012. As Lead Agency, the OCIDA assumes responsibility under SEQRA to conduct a coordinated environmental review of the project among all involved agencies and prepare a Draft GEIS. Subsequent to the DGEIS a Final GEIS will be prepared followed by a SEQRA Findings Statement(s) from the OCIDA and Involved agencies.

V. SCOPING MEETING AND COMMENTS

The OCIDA encouraged participation in the scoping process for the DGEIS. This Scoping Document was available as a Draft for agency and public review and comment until May 10, 2012. This document was available for review on OCIDA's website (<http://www.syracusecentral.com/Economic-Development-Services-Industrial-Development-Agency.aspx>). Copies of the Draft Scoping Document could be obtained by written request to the OCIDA at 333 W. Washington Street, Suite 130, Syracuse, NY 13202.

A public meeting to provide an opportunity for the public and agencies to comment was held on May 3, 2012 at 6:00 pm at the Town Hall, Town of Clay, 4401 Route 31. Notice of this meeting was provided in a newspaper of general circulation and on OCIDA's website.

Written comments on this Draft document were accepted until May 10, 2012.

Based on the consideration of comments received, the Draft document was revised, as appropriate. Written comments were received from the NYSDEC and the Town of Clay. No public comments were received. Consistent with SEQRA the OCIDA prepared this Final Scoping Document which will guide the preparation of the DGEIS.

VI. COMPONENTS OF THE DRAFT GEIS

As used here, the term "project" means the full build-out of the existing 339 acre Clay Business Park according to the proposed development scenario described previously in Section I. The DGEIS will discuss the project in terms of a "project site" and a "study area(s)". The project site will be those locations where project facilities (buildings, roadways, utility lines) are to be located. The project site will include the location of the proposed sewer line and other project-related development. For SEQRA purposes the study area(s) encompasses the project site and any surrounding areas where environmental impacts will be studied.

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

1.0 Introduction and Project Description

The primary purpose of the proposed project is to prepare the OCIDA property for large-scale industrial uses. The first section of the DGEIS will introduce the project and why developing the Clay Business Park is needed as a regional economic development initiative. A project overview of the Clay Business Park will trace back its history to approximately 20 years ago when it was first identified as a prime candidate for industrial use, primarily due to its relatively unique location with access to industrial utilities, energy and rail.

This section will provide a detailed project description and conceptual layout of the Park, citing various aspects of the project that require environmental review. Involved and interested agencies that are part of the SEQRA review process will be identified. Each agency's role and possible permitting and approval authority will be discussed. Section 1 will contain information outlined below supplemented with maps, plans and other graphics as appropriate.

- 1.1 Project Overview and History
- 1.2 Project Purpose and Need
- 1.3 Project Location and Study Area
- 1.4 Description of the Project Site
- 1.5 Description of the Proposed Action
- 1.6 Required Approvals and Permits
- 1.7 The SEQRA Process & Future SEQRA Actions

2.0 Alternatives Considered

This section of the DGEIS will discuss reasonable alternatives to the proposed action including the proposed and alternative development scenarios. The discussion of alternatives will include the possibility of taking no action and consideration of what the implications of that may be for the OCIDA, the community and the environment. Future conditions with and without the project will be discussed in the DGEIS, for example with regard to the anticipated increase in traffic and other forms of development expected to continue along the NYS Route 31 corridor in Clay and Cicero.

The discussion of alternatives will include routing options for the proposed sewer line to the Oak Orchard Wastewater Treatment Plant and alternatives for wastewater treatment. Each important alternative discussed will summarize both beneficial and adverse effects on the environment that may result from that alternative. These alternatives will compare impacts for phased to full

implementation of the proposed development scenario. Alternatives will be compared to the proposed development scenario and how each meets the overall project's purpose and need. This section will address reasonable development options that have been considered, but eliminated from further consideration and for what reasons. Section 2 will follow the general outline below in addressing these topics.

- 2.1 The No-Action Alternative
- 2.2 Alternatives Dismissed from Further Consideration
- 2.3 Alternative Sites
- 2.4 Alternative Uses and Technologies
- 2.5 Alternative Scale, Timing and Magnitude of Development
- 2.6 Alternative Site Design and Layout

3.0 Environmental Setting

Section 3, Environmental Setting, will include detailed discussions of existing, or baseline environmental conditions in the project area for the various topics being evaluated that are identified below. Existing conditions will be described in sufficient detail so that an accurate picture of current conditions can be compared to conditions anticipated to result in the future with or without the project. This section will rely on available information sources and previous studies conducted by OCIDA and others, supplemented as appropriate by new data collection. New traffic count data, for example, has been collected along the NYS Route 31 corridor at 20 intersections. New data on existing wetlands and ecological habitats are also being collected. Information will be supplemented with tables, graphs, photos and maps to illustrate existing conditions on site and in the study areas. Citations for existing sources of information will be provided and all references will be identified. Information will be discussed according to the Section 3 outline below.

- 3.1 Land Use and Zoning
- 3.2 Community Character and Demographics
- 3.3 Transportation
- 3.4 Utilities & Community Services
- 3.5 Topography, Geology & Soils
- 3.6 Water Resources
- 3.7 Air Resources
- 3.8 Ecological Resources

- 3.9 Cultural and Archeological Resources
- 3.10 Visual Environment
- 3.11 Noise Environment

The subsection on land use and zoning will describe current land use and development patterns in the Town of Clay and in nearby areas of the Town of Cicero as well as nearby southern portions of Oswego County. Parcel-based GIS maps depicting various land use categories within approximately 1 mile of the project site will be provided. Current Town of Clay zoning will be described. The Town's present zoning map will be provided. Bulk and land use regulations under relevant zoning districts will be described. This section will also summarize recent land use planning initiatives undertaken by the towns of Clay and Cicero as well by the Syracuse Metropolitan Transportation Council (SMTC). These initiatives include the NYS Route 31 Corridor Study and the Town of Clay Northern Land Use Study. These initiatives will be summarized in terms of overall land use goals and objectives for the project area and relevance to the OCIDA project.

Community character will describe in text and graphic format the existing rural/suburban character of the project site and its surroundings. This subsection will address the relatively undeveloped character of the area north of NYS Route 31. Demographic information obtained from the most current U.S. Census will be summarized. Socioeconomic data on existing populations in the project area will be provided as well as information on population trends and anticipated growth. Information will be summarized from various local and regional land use and socioeconomic studies.

The transportation section will include detailed discussions of existing traffic conditions along the NYS Route 31 corridor near the OCIDA site and at intersections in adjoining areas of both Clay and Cicero. Current traffic count data collected along the Route 31 corridor will be provided in an appendix to the DGEIS. These data will be used to assess current conditions in the project area and identify potential impacts anticipated from phased and full build-out of the project including changes in levels-of-service along the Route 31 corridor and at key intersections. Count data on up to 20 intersections east and west of the site will be evaluated in terms of existing and potential traffic congestion with and without the project. This section will also briefly describe the existing pedestrian environment as well as other modes of transportation available in the area. Route 31 is part of a designated bike route through the area. The CSX rail line will also be discussed.

Utilities that exist in the vicinity of the project site will be described and mapped. Utilities will be discussed in terms of their appropriateness for industrial uses and corresponding capacities to support large scale industrial uses at the Clay Business Park. Information will be collected from service providers regarding water supply infrastructure, electrical capacity, natural gas service, telecommunications and fiber optic infrastructure, and available sanitary/wastewater treatment and sewer service in the area. Community services, such as police and fire protection and other services such as solid waste management and highway maintenance will be discussed in this section.

The topography, geology and soils section will discuss the natural surface and subsurface features present on the project site. Much of this information will be obtained from documented sources including maps, reports and earlier studies completed for the study area. Geology and soils information will be obtained from the Onondaga County Soil Survey and geotechnical studies previously conducted in the project area. Existing topography of the Clay Business Park will be provided on a recent boundary and topographic survey map prepared by OCIDA. The survey map provides boundaries, spot elevations, contours and other pertinent site features, both natural and man-made, including adjacent utility locations. The survey map is a basis for preparing alternative development scenarios.

Water resources will be identified. Current locations and characteristics of streams, wetlands and significant drainages will be described and mapped based upon various information sources, including previous studies of the area and field reconnaissance. Water resources will be discussed in terms of existing uses and NYSDEC stream classifications. Wetlands have been delineated and updated maps will be provided in the DGEIS. Wetlands along the alternative routes being considered for the sewer line and in the vicinity of proposed road improvements along Caughdenoy Road at the Route 31 intersection are being investigated. The extent and quality of wetlands will be summarized. A wetlands delineation report will be provided as an appendix to the DGEIS.

Air resources will be addressed qualitatively based upon existing air quality data available from the NYSDEC and similar sources of information. Existing air quality in the project area will be compared to State and National air quality standards. Existing sources of air emissions in the study area, due primarily to vehicular traffic will be discussed.

Ecological resources in potentially affected areas will be described based upon field reconnaissance and review of information available from local, State and federal sources. Both vegetation and wildlife resources and terrestrial and aquatic habitats in the vicinity of the project will be identified.

Threatened and endangered floral, faunal and avian species will be identified for the study area based on review of existing reports and consultation with State and federal agencies. The NYSDEC Natural Heritage Program and the U.S. Fish and Wildlife Service website will be consulted. An ecological resources report will be provided as an appendix to the DGEIS.

Cultural and archeological resources will be discussed based on the review of existing reports and consultation by a certified archeologist with the New York Office of Parks, Recreation and Historic Preservation (NYSOPRHP). It is anticipated that no significant cultural resources will be identified on the site based on previous consultation with the State. Resources that may potentially exist along the proposed sewer line and near the Oak Orchard Wastewater Treatment Plant will be discussed.

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

Ambient noise levels in the project area will be described qualitatively based on existing land uses in the area and their potential for contributing to the existing noise environment of the project area. The noise discussion will be based on NYSDEC technical guidance documents. Potentially sensitive noise receptors will be identified according to their existing locations, distances from the project site and reasons why receptor locations are considered sensitive.

4.0 Potential Environmental Impacts and Mitigation

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

The type and degree of project related impacts will be determined through specific research and the analysis of data and other information provided in section 3. The identification of impacts will also be based on discussions with involved and interested agencies and other knowledgeable project

stakeholders. Impacts will be identified from determining project consistency with applicable local, regional, State and federal regulations and what may be considered acceptable impact limits and thresholds. Section 4 will address reasonable mitigation measures to reduce or minimize potentially adverse impacts if avoidance is not practicable.

The discussion of potentially adverse impacts and mitigation will follow the outline below.

- 4.1 Land Use
- 4.2 Community Character
- 4.3 Transportation
- 4.4 Utilities & Community Services
- 4.5 Topography, Geology & Soils
- 4.6 Water Resources
- 4.7 Air Resources
- 4.8 Ecological Resources
- 4.9 Cultural and Archeological Resources
- 4.10 Visual Environment
- 4.11 Noise Environment

The land use section will describe consistency of the proposed action with current land use plans and development patterns in the project area. This section will describe consistency with Town of Clay and Town of Cicero municipal plans and land use regulations, including zoning. As noted previously the project is located in an Industrial 2 Zoning District which permits the types of industrial uses being considered for the Clay Business Park.

Changes in community character and in local or regional demographics that could result from the project will be explored. Changes in demographic and socioeconomic conditions resulting from build-out of the site, for example due to a possible influx of new residents, could have implications on local services, taxes, property values, housing, schools and other community facilities. These potential impacts will be addressed based upon full build-out of the proposed development scenario.

Potential impacts of the project upon transportation systems and local road networks particularly from increased vehicular traffic along NYS Route 31 will be discussed in detail since this is one of the more potentially significant impacts that could result from the project. Route 31 through the towns of Clay and Cicero has experienced rapid development and increased traffic in recent years and further

increases are likely with or without the project, based on recent corridor studies. The impact on traffic conditions along the Route 31 corridor and adjoining intersections will be evaluated for different levels of build-out at the Clay Business Park. Impact analysis will consider phased build-out at 25, 50, 75 and 100 percent intervals. Mitigation will consider road and intersection improvements adjacent to the Park, for example at the NYS Route 31/Caughdenoy Road intersection. Mitigation may include new traffic signals, turning lanes and improved signage. Required mitigation will be determined from the traffic analysis being conducted and in consultation with the NYS DOT and Onondaga County DOT.

Substantial changes in pedestrian activity or the availability or use of public transit near the project is not anticipated at this time and so this discussion will not be provided in great detail. Build-out may create situations where increased pedestrian and transit activity results in the need for safety and access considerations near the site. This section will also discuss the possible use of the existing CSX rail line alongside Caughdenoy Road to serve the site and move freight and materials to and from industrial tenants and how this use may or may not affect other modes of transportation.

With the exception of the lack of sanitary sewer infrastructure at the Clay Business Park all other utilities are anticipated to have sufficient capacities and ready access to provide service to the project. The DGEIS will provide verification from personal communications or other documentation from service providers as to the ability of existing utilities to support site development. Utility service thresholds or limits on capacities will be identified based upon information from providers.

The project will require provision of sewers to service future industrial tenants. The infrastructure required will be a focus of discussion because any sewer infrastructure will need to extend from the Clay Business Park to Onondaga County's Oak Orchard Wastewater Treatment Plant located approximately 3 miles northwest of the project. Potential impacts and mitigation for construction of new sewer will be discussed. Alternative routes are being considered and a preferred route will be chosen in part by considering the potential for adverse impacts and level of mitigation that may be required to construct the system. This discussion will include the possibility of formation of a sewer district to finance improvements. New sewer infrastructure can affect development in the area and these implications will be discussed as well under the growth-inducing aspects of the project.

The potential for impacts upon other community services and facilities will also be discussed based on a set of assumptions under the proposed development scenario, including possible employment levels at full build-out. This section will consider impacts upon local schools and other institutions,

emergency service providers, and quality of life considerations including local parks, recreation resources and open spaces.

The impact of site development upon natural features found on site including topography, geologic features and soils will be identified. Mitigation to minimize or avoid significant adverse impacts will be discussed including the need for stormwater management and sedimentation and erosion control during and post-construction. Soil conservation, stockpiling, re-vegetation and other best management practices to control soil erosion and sedimentation, maintaining water quality in streams and wetlands, and protection methods for vegetation and natural habitats will be addressed. Subsurface and bedrock conditions and how they relate to potential development of the site will be discussed based in part on past geotechnical investigations conducted in the project area.

The potential impact on State and federal wetlands due to build-out will be identified. Efforts to avoid or minimize the extent of adverse impacts by considering alternatives will be described and cross-referenced to the alternatives section. Mitigation measures for the projected loss of any wetlands will be reached in consultation with the NYSDEC and Army Corps of Engineers. It is assumed that any loss of wetlands will be mitigated both on and off-site through wetland restoration, creation, and enhancement. The northern portion of the Clay Business Park north of the existing electric transmission line right-of-way is thought to be a potentially viable area for mitigation given the presence of State regulated wetlands. Other locations will be considered for mitigation.

The determination of potential adverse impacts on air quality from site development will depend on the types of industrial uses and emissions generated by tenants. The potential changes in traffic conditions in the area may have implications on air quality if reduced levels-of service at intersections along the NYS Route 31 corridor are projected. These implications of site development will be discussed along with what mitigation measures may be needed to reduce potential impacts. It is assumed that future tenants will need to go through specific state and federal air quality permit processes as necessary.

Ecological impacts resulting from the project will be limited as a result of avoiding significant ecological resources on site and along the proposed sewer line and road improvement areas to the extent practicable. Nevertheless impacts may occur and mitigation necessary to reduce adverse impact to ecological resources will be described.

Impacts to cultural and archeological resources at the Clay Business Park and along the sewer line and in areas of road improvements along Caughdenoy Road will be determined in consultation with the NYSOPRHP under the New York State Historic Preservation Act. Particular emphasis will be on potential effects on resources listed on or eligible for inclusion on the State and National Register of Historic Places. The results of a Phase IA archeological resource investigation of the site and sewer line route will be provided in the DGEIS in compliance with NYSOPRHP requirements. If impacts are identified appropriate mitigation will be discussed. Mitigation may include resource avoidance, documentation and/or removal.

The visual impacts of the project will be described in general terms relative to anticipated changes in visual character and views of the site once development occurs. Mitigation alternatives to mitigate potentially adverse visual impacts on receptors and the NYS Route 31 corridor will be addressed according to levels of practicability and screening effectiveness. Impacts and mitigation will consider lighting and the maintenance or establishment of visual buffers and screening.

Noise impacts associated with development of the site will be considered for both construction and operation of industrial uses. Impacts and mitigation measures to reduce adverse impacts on the community will be described for both short-term and long-term periods. Best management construction practices to control noise generation will be identified. Mitigation may include recommendations for the location of staging areas, limits on hours of construction activity and establishing a complaint resolution process. The project will be discussed in terms of compliance with current Town of Clay noise regulations. Noise generation from operation of industrial uses will ultimately depend on future tenants. However, estimations of noise levels, distances to sensitive receptors and sources of noise based on the proposed development scenario will be addressed. Mitigation measures to limit operational noise will be identified and may include for example, building and source placement or screening to reduce noise levels at receptor locations.

5.0 Cumulative Impacts

The SEQRA implementing regulations state: “In connection with projects that are to be developed in phases or stages, agencies should address not only the site specific impacts of the individual project under consideration, but also, in more general or conceptual terms, the cumulative impacts on the environment and the existing natural resource base of subsequent phases of a larger project or series of projects that may be developed in the future. In these cases, this part of the generic EIS must discuss the important elements and constraints present in the natural and cultural environment that

may bear on the conditions of an agency decision on the immediate project.” The DGEIS will identify the potential cumulative impacts from the proposed action on the environment in combination with other projects in the area that are planned or likely to occur in the near future with or without the project. Cumulative impacts will consider, but may not be limited to increased traffic along NYS Route 31; loss of wetlands and natural habitat; conversion of farmland and open space; increased stormwater, drainage and water quality issues; and changes in ambient noise and visual character.

- 5.1 Cumulative Impacts on Natural Resources
- 5.2 Cumulative Impacts on Man-made and Cultural Resources

6.0 Unavoidable Adverse Impacts

The DGEIS will focus on the avoidance, minimization and mitigation of potentially significant adverse impacts on environmental resources. However, if despite mitigation measures proposed, or if impacts cannot be avoided, those impacts will be considered an unavoidable impact of the project and will be identified in this section. Unavoidable impacts will be characterized as short-term or long-term and as minor, moderate or significant. Each will be discussed as to why they are unavoidable. Changes in visual character, construction impacts that alter site conditions, and increases in traffic are some likely impacts to be discussed.

- 6.1 Changes in Visual Character
- 6.2 Construction Impacts
- 6.3 Traffic Conditions
- 6.4 Other Unavoidable Impacts

7.0 Growth Inducing Aspects

The development of the Clay Business Park may facilitate or induce further land use changes and development in the project area, particularly along the NYS Route 31 corridor. The growth inducing aspects of the project will be discussed in terms of its possible geographic extent, what type of growth might occur, and how induced growth can be managed in a sustainable manner to limit adverse impacts on the environment. Anticipated population growth and how infrastructure to the site can be designed and managed to minimize adverse changes will be addressed based on lessons learned from

similar projects elsewhere and consultation with local and regional planning and other stakeholder agencies and organizations.

- 7.1 Population Growth
- 7.2 Infrastructure Induced Growth
- 7.3 Changes in Development Patterns

8.0 Irreversible and Irrecoverable Commitment of Resources

This section will describe in general terms the commitment of natural and man-made resources that will be necessary to develop the Clay Business Park considering natural resources, construction and building materials, energy use, and human capital and financing. Short and long-term gains and losses from the consumption, conversion and commitment of resources will be discussed.

- 8.1 Commitment of Resources

9.0 Effect on the Use and Conservation of Energy Resources

It is beyond the scope of the GEIS to identify specific energy use and demand that may result from site development because specific industrial tenants, energy requirements and uses are unknown. Some general energy demand estimates are possible based on the proposed development scenario and previous industrial interest expressed to the OCIDA. This section will discuss ways to implement energy conservation measures at the Clay Business Park by encouraging best management practices during its design, construction and operation. A variety of issues will be addressed including those related to the recycling of materials used in industrial operations, the use of recycled materials to reduce solid waste streams and design of buildings and grounds. Leadership in Energy and Environmental Design (LEED) voluntary standards developed by the U.S. Green Building Council to promote high performance and sustainable buildings will be addressed. Renewable energy sources and implementing green infrastructure practices, for example with regard to stormwater management, will also be discussed.

- 9.1 Energy Use and Conservation

10.0 Solid Waste Management

The DGEIS will discuss the potential impacts and implications of the proposed action on local and regional solid waste management. It is beyond the scope of the GEIS to identify specific materials and quantities in waste streams from site development because industrial tenants and uses are unknown. Some general waste generation estimates are possible based on the proposed development

scenario and experience with similar uses. Best management practices that could be considered to reduce, reuse, and recycle industrial materials and products will be discussed in general terms.

10.1 Solid Waste Management

11.0 References

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

DGEIS Appendices

The DGEIS will contain relevant studies, technical reports, data and maps that support the narratives provided within the DGEIS. The following documents are tentative, but likely to be included as appendices:

- SEQRA Documentation
- Agency Correspondence
- Traffic Analysis Report and Data
- Wetlands Delineation Report
- Ecological Resources Report
- Sewer Engineering Report
- Cultural Resources Report

Newspaper

Legal Notice:

**Clay Business Park Notice of Draft Generic Environmental Impact Statement
Completion and Public Hearing**

The Onondaga County Industrial Development Agency (OCIDA) has prepared a Draft Generic Environmental Impact Statement (DGEIS) in connection with its Clay Business Park development project and as determined that the DGEIS is complete and adequate for the purpose of public review.

OCIDA proposes to develop the Clay Business Park, comprised of approximately 339 acres located northeast of Route 31 and Caughdenoy Road, in Clay, for a mix of industrial uses. They may include office, research, manufacturing, assembly, warehousing and distribution facilities. A 4.3 mile sewer line roughly parallel to Route 31 and improvements along Caughdenoy Road and at its intersection with Route 31 are proposed in connection with this project.

Potential environmental impacts include a change in the existing character of the area and the addition of new vehicle trips to the adjacent road network. Some degree of soil erosion and sedimentation will occur as a result of construction. Both construction and operation of facilities will produce air pollutants. Less than 0.5 acres of wetland will be affected. Structures will likely be visible for a half mile or more. Construction and operation of facilities will produce noise as will vehicles entering and leaving the park. Construction will require the commitment of natural resources in building materials. Operation will require the commitment of waste water treatment capacity at the Oak Orchard Wastewater Treatment Plant, and energy resources. Both construction and operation will generate solid waste.

The DGEIS is available on the OCIDA website,
<http://www.Syracusecentral.com/Economic-Development-Services-Industrial-Development-Agency.aspx> or by calling (315) 435-3770.

OCIDA will receive public and agency comment on the project and the DGEIS at a public hearing on October 16, 2012 at 6:00 p.m. at the Town of Clay Town Hall, 4401 Route 31, Town of Clay.

Send written comments to OCIDA at 333 West Washington Street, Suite 130, Syracuse, New York 13202. Comments will be accepted until October 29, 2012.

###

**State Environmental Quality Review
Notice of Completion of Draft
and
Notice of SEQR Hearing**

Lead Agency: Onondaga County Industrial Development Agency

Project Number: _____

Address: 333 West Washington Street, Suite 130
Syracuse, New York 13202

Date: September, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # n/a if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until October 29, 2012. A public hearing on the Draft EIS will be held on 10/16/12 at 6:00p.m. (date and time) at Town of Clay Town Hall, 4401 Route 31, Clay (place).

Name of Action:

Clay Business Park

Description of Action:

OCIDA proposes to develop approximately 339 acres for a mix of industrial uses. They may include office, research, manufacturing, assembly, warehousing and distribution facilities. Sewer line and road improvements are proposed in connection with the project.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Northeast of Route 31 and Caughdenoy Road, Town of Clay.

Potential Environmental Impacts:

Potential environmental impacts include: Change in the existing character of the area and the addition of new vehicle trips to the adjacent road network. Some degree of soil erosion and sedimentation will occur as a result of construction. Both construction and operation of facilities will produce air pollutants. Less than 0.5 acres of wetland will be affected. Structures on site will likely be visible for a half mile or more. Construction and operation of facilities will produce noise as will vehicles entering and leaving the park. Construction will require the commitment of natural resources in building materials. Operation of the park will require the commitment of waste water treatment capacity and energy resources. Both construction and operational will generate solid waste.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Mary Beth Primo, Executive Director

Address: 333 West Washington Street, Suite 130
Syracuse, New York 13202

Telephone Number: (315) 435-3770

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Clay

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).