

Onondaga County Industrial Development Agency Application

I. Applicant Data

A. Contact Information

Company Name:	CP 850 LLC			
Mailing Address:	8927 Center Pointe Drive			
City:	Baldwinsville	State:	New York	Zip: 13027
Phone:	(315) 638-3802	Fax:	(315) 638-3802	
Contact Person:	Frank Fava			
Email Address:	ffava@twcny.rr.com			
Industry Sector:	Residential - Multi Family			

B. Will the Applicant be the Project Beneficiary (i.e. project tenant/company)

☒ Yes ☐ No

C. Principal Stakeholders

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
Frank Fava	50%	8927 Center Pointe Drive, Baldwinsville, NY 13027	(315) 638-3801	ffava@twcny.rr.com
Patrick Basset	50%	2680 Ridge Road West, Rochester, NY 14626	(585) 509-2157	pbasset@rochester.rr.com

D. Corporate Structure: Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

☐ Corporation
☐ Private ☐ Public

Date and Location of
Incorporation/Organization

November 12, 2014

☐ Partnership
☐ General ☐ Limited

If a foreign corporation, is the
Applicant authorized to do
business in the State of New
York?

☐ Not For Profit ☐ Sole Proprietorship

☒ Limited Liability Company/Partnership

E. Applicant's Counsel

Name:	Edwin Kelley Esq.			
Firm:	Bond Schoeneck & King, PLLC			
Mailing Address:	One Lincoln Center			
City:	Syracuse	State:	New York	Zip: 13202
Phone:	(315) 218-8123	Fax:	(315) 218-8111	
Email Address:	ekelley@bsk.com			

F. Applicant's Accountant

Name:	Laura Forthman			
Firm:	Freed Maxick CPS's P.C.			
Mailing Address:	100 Meridian Ctr. S-310			
City:	Rochester	State:	New York	Zip: 14618
Phone:	(585) 271-2300	Fax:	(585) 271-1410	
Email Address:	laura.forthman@freedmaxick.com			

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

☐ Yes

☒ No

--

II. Project Information

A. Location

Address:	Center Pointe Drive		
City:	Baldwinsville	Village/Town:	Lysander
Zip Code:	13027	School District(s):	Baldwinsville
Tax Map Parcel ID(s):	313689079.-1-18.0		
Current Assessed Value:	15,500	Square Footage of Existing Building:	"0"

B. Type (Check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Purchase of machinery and/or equipment |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of Existing Facility | <input type="checkbox"/> LEED Certification |
| <input type="checkbox"/> Acquisition of Existing facility/property | <input type="checkbox"/> Other <input type="text"/> |

C. Description of Project: Please explain your project in detail. This description should include an explanation of all activities which will occur due to this project, size of the project in square feet, current use of the site and use of the site upon completion of the project. Attach copies of any site plans, sketches or maps. (Attach additional sheets if necessary):

Current Use - Vacant Land / Proposed Total Square footage - 46,156 sq. ft. / Three story 26 unit multi family apartment building, Site Plan attached. Project is an expansion of existing 121 unit multi family complex.

D. Is the Project Beneficiary the owner of the property?

- ☒ Yes ☐ No

If not, by what means will the site be acquired? If leasing, when does the lease end?

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

Water

Onsite

Electric

Needs to be Constructed

Sanitary/Storm Sewer

Needs to be Constructed

Private Roads

Onsite

Gas

Needs to be Constructed

Telecommunication

Needs to be Constructed

F. Zoning Classification: Please list current and proposed zoning:

Current Zoning

Residential

Proposed Zoning

Residential

G. Are variances needed to complete the project?

☐ Yes

☒ No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. What will be the primary use of the project upon completion?

Three story, 26 unit apartment building

I. Will the project generate sales tax for the community?

☐ Yes

☒ No

If yes, what is the company's average annual sales or estimated annual sales?

Does not apply

J. Has the project beneficiary sought sites or facilities outside Onondaga County for this project?

☐ Yes

☒ No

K. 1. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this project? If so please list the town and county of the location(s):

☐ Yes

☒ No

2. Will the completion of the project result in the removal of a plant or facility of the project occupant from one area of the State of New York to another area of the State of New York?

☐ Yes

☒ No

3. Will the completion of the project result in the abandonment of one or more plants or facilities of the project beneficiary located in the State of New York?

☐ Yes

☒ No

i. If any answer to questions 2 or 3 above is yes, is the project reasonably necessary to discourage the project beneficiary from removing such other plant or facility to a location outside the State of New York?

☐ Yes

☒ No

ii. If any answer to questions 2 or 3 above is yes, is the project reasonably necessary to preserve the competitive position of the project applicant in its respective industry?

☐ Yes

☒ No

4. Will the project primarily consist of recreation, medical, or retail facilities?

☐ Yes

☒ No

i. If yes, will the cost of these facilities exceed one-third of the total project cost?

☐ Yes

☒ No

L. 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

4. Please estimate the approximate savings to be realized by Agency participation and the need for such savings:

\$400,000.00 To be able to supply affordable, market rate rents to a broader market

5. Please describe the need for Agency participation and the associated savings

To be able to supply affordable, market rate rents to a broader market

6. Please describe any compelling circumstances the Agency should be aware of while reviewing this application:

Based on our past occupancy levels in Phase 1 and a waiting list for additional units there is a need for more units.

M. Environmental Information

1. The Agency must make a determination of environmental significance for the project. Have any environmental issues been identified on the property?

☐ Yes ☒ No

If yes, please explain:

*** Please note a full Environmental Assessment Form (EAF) MUST be completed and submitted along with this application.**

2. Has the Town/Village or any public body issued a SEQR determination for this project?

☒ Yes ☐ No

N. Construction

1. Project Timeline (approximate):

Construction Commencement September, 2015

Construction Completion August 2016

Date of Occupancy August 2016

2. Please list any other key project milestones:

None

III. Project Costs and Financing

A. Estimated Project Costs:

Land	250,000
Building Construction/Renovation	3,145,000
Site Work	500,000
Engineering	35,000
Financial Charges	40,000
Legal Fees	25,000
Machinery and Equipment	90,000
Other	15,000
Total Investment	4,100,000

B. Total amount of the project being privately financed:

\$4,100,000.

C. Estimated mortgage amount:

\$3,250,000.

D. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County or Central New York:

\$35,000

E. Estimated capital investment over the next 5 years, beyond this project, if available:

Phase III \$30,000,000.00 - 182 unit multi family apartment buildings on adjacent site. Preliminary plans attached.

F. Financial Assistance sought (estimated values):

Companies requesting a sales tax exemption from OCIDA must provide the value of the sales tax savings they anticipate receiving. **Please ensure that you provide a realistic estimate. New NYS regulations require OCIDA to recapture any benefit that exceeds the amount listed in a company's application.**

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	225,000
<input checked="" type="checkbox"/>	Mortgage Tax Exemption	32,500
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption	175,000
<input type="checkbox"/>	Tax Exempt Bond Financing	
<input type="checkbox"/>	Taxable Bond Financing	

IV. Employment and Payroll Information

A. Are there people currently employed at the project site?

☒ Yes

☐ No

If yes, provide number of full time equivalent (FTE) jobs at the facility: 3

If yes, what is the average annual salary range?

32,000

B. Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this project:

1

C. Estimate the number of full time equivalent (FTE) jobs to be added as a result of this project:

1

D. Estimate the number of construction jobs to be created by this project:

15

E. Estimate the average length of construction jobs to be created (months):

16

F. Planned average hourly wage for new FTE non-management jobs:

15.00

G. Estimated average salary for new management FTE jobs:

not applicable

H. Current annual payroll at Onondaga County facility:

\$106,782

I. Average annual growth rate of wages:

Cost of Living

J. Please list, if any, benefits that will be available to either full and/or part time employees:

Use of the facilities

K. Average annual benefit paid by the company (\$ or % salary) per FTE job to be created:

not applicable

L. Average growth rate of benefit cost:

not applicable

M. Amount or percent of wage employees pay for benefits:

not applicable

*** Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.**

V. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

A. Jobs Listings: In accordance with Section 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 Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act of 1998 (the "WIA") in which the Project is located.

FF

B. First Consideration for Employment: In accordance with Section 858-b (2) of the New York 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 WIA Entities for new employment opportunities created as a result of the Project.

FF

C. Annual Sales Tax Filings: In accordance with Section 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.

FF

D. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this project site. The Applicant also 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.

FF

E. 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 Appendix B.

FF

F. Local Access Policy: The Applicant understands and agrees that local labor and contractors must be used for the construction of the Project, as stated in the Agency Local Access Policy located in Appendix C.

FF

G. Fees: This application should be submitted with a non-refundable \$1000 application fee to the Onondaga County Industrial Development Agency and a \$2,500 legal deposit made out to Gilberti Stinziano Heintz & Smith, P.C.

FF

The Agency will collect an administrative fee and all remaining legal fees based on the Fee Schedule below:

Agency Fees:

- ♦ Fee for manufacturing projects under \$10 million - .0075 of the project cost
- ♦ Fee for all agency projects except those with PILOT agreements - .01 of the project cost
- ♦ Additional Fee for PILOT Agreement Projects - .0025 of bond amount or project cost
- ♦ Fee for bond refinancing & refunding - .0025 of refinancing or refunding amount.

Legal Fees:

- ♦ Fee for first \$20 million - .0025 of project cost
- ♦ Fee for anything above \$20 million - .00125 of project cost

H. Payment terms:

- Application fee: Payable at the time of application
 - Legal deposit: Payable at the time of application
 - 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 will generally not be issued until the Agency Fee is paid in full

FF

I. Recapture of Tax Abatements/Exemptions:

Recapture of Benefits. It is the policy of the Agency to recapture the value of Payment in lieu of taxes, State and County Sales Tax and Mortgage Recording Tax Exemptions in accordance with the provisions contained herein and the Laws of the State of New York. Before receiving benefits, projects of the Agency must attest in writing to their understanding of and agreement to the Recapture Provisions of the Agency Uniform Tax Exemption Policy. The recapture provision contained herein may be modified from time to time by the Board at its sole discretion.

Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions. In the event the facility is sold or closed, or the number of jobs is reduced below 75% of the number employed or projected to be employed at time of application to the Agency and no substantial future economic benefit is likely to accrue to the community, then the value of the Property Tax, Sales tax and the Mortgage Recording Tax benefits extended to the project by the Agency shall be subject to recapture.

Recapture Payment. The Recapture payment paid by the Project to the Agency shall be determined (1) by the difference between any PILOT payments made by the Project and the property taxes that would be paid by the Project, if the property were not in the ownership or control of the Agency, (2) the value of any Mortgage Recording Tax Exemption, if awarded to the Project and (3) the amount of sales 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 Taxes Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Within two (2) years of Certificate of Occupancy	100%
Within three (3) years:	80%
Within four (4) years:	60%
Within five (5) years:	40%
Within six (6) years:	30%
Within seven (7) years:	20%
Within eight (8) years:	10%
Eight years or more:	0%

Distribution of the Recapture Payment. Any funds recaptured as the result of an Agreement with the Agency shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Project 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:

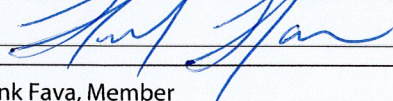
- ♦ A Project is not entitled to receive the benefits
- ♦ Exemptions received exceed the amount authorized by the Agency
- ♦ Exemptions are claimed by the Project for unauthorized property or services
- ♦ A Project fails to use property in the manner required by its IDA agreements

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

CP 850 LLC

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Frank Fava, Member

Date

August 13, 2015

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent 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 statements contained herein misleading.

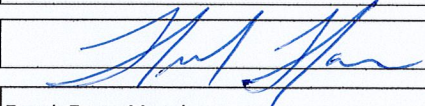
☒ I have read paragraph 6 in the instructions and understand that the applicant must identify in writing to OCIDA any information it deems proprietary and requests not be made publicly available.

☐ Please check here if you have marked information as confidential/proprietary

Name of Applicant Company	CP 850 LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Frank Fava, Member
Date	August 13, 2015

VI. 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	CP 850 LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Frank Fava, Member
Date	August 13, 2015

Onondaga County Industrial Development Agency Application
Appendix A
Employment Plan
Part 1

Company Name:	CP 850 LLC			
Mailing Address:	8927 Center Pointe Dr.			
City:	Baldwinsville	State:	New York	Zip: 13027
Phone:	(315) 638-3801	Fax:	(315) 638-3802	
Contact Person:	Frank Fava			
Email Address:	ffava@twcny.rr.com			
Type of Business	Residential Multi Family Development			

Please complete the following chart describing your projected employment plan following receipt of financing:

Current and Planned Full Time Occupations in Company	Current Number Full Time Jobs Per Occupation	Estimated Number of Full Time Jobs After Completion of the Project		
		1 Year	2 Year	3 Year
Current property management / maintenance		3	3	3
Additional property management / maintenance		1	1	1

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

☐ Yes

☒ No

If yes, Name and Local:

Indicate whether the labor pool in Onondaga County is adequate to fill new jobs:

☒ Yes

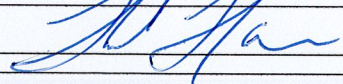
☐ No

Under current Industrial Development Agency (IDA) law, an IDA must consider such things as job retention when approving projects.

Name of Applicant Company

CP 850 LLC

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Frank Fava, Member

Date

August 13, 2015

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

**APPENDIX A
EMPLOYMENT PLAN
PART 2**

(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,

CP 850 LLC

, project beneficiary, agrees to cause any new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such obligations to be listed with the New York State Department of Labor Community Services Division (DOL) and with the CNY Works.

CP 850 LLC

, project beneficiary, also agrees to report to the Onondaga County Industrial Development Agency on or before March 1 of each year on the status employment opportunities filed with DOL, including the number of new employment opportunities created, the number listed and the number filled for the year ending the prior December 31.

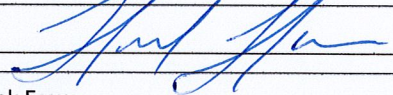
CP 850 LLC

, project beneficiary, further agrees that, to the extent practical and feasible, and subject to the requirements of any existing collective bargaining agreement, shall fill at least ten percent of new employment opportunities with persons eligible for service under the Workforce Investment Act.

Name of Applicant Company

CP 850 LLC

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

Frank Fava

Date

August 13, 2014

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION
APPENDIX B
CONFLICT OF INTEREST STATEMENT

Agency Board Members

1. Dan Queri
2. Steve Morgan
3. Victor Ianno
4. Lisa Dell
5. Patrick Hogan
6. Janice Herzog
7. Jessica Crawford

Agency Officers/Staff

1. Julie Cerio
2. Honora Spillane
3. Chris Cox
4. Karen Doster
5. Steven Coker

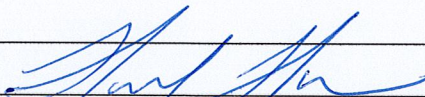
Agency Legal Counsel & Auditor

1. Anthony Rivizzigno, Esq., Gilberti Stinziano Heintz & Smith, P.C.
2. The Bonadio Group

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:

NONE

Signature:



Authorized Representative:

Frank FAVA

Title:

Frank Fava, Member

Date:

August 13, 2015

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX C

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. All projects of the Agency will be subject to monitoring by the Agency. **Noncompliance may result in the revoking 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.

In consideration of the extension of financial assistance by the Agency

CP 850 LLC

(the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency application at the time of the application to the the Agency and as part of a request to extend the valid date of the Agency's tax-

exempt certificate for the CP850 LLC

project. The Company understands an Agency tax-

exempt certificate is valid for 90 days effective the date of the project inducement and extended for 90 day periods thereafter upon request by the Company. The Company further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency before a tax-exempt certificate is issued or extended.

I agree to the conditions of this agreement and certify all information provided regarding the construction and

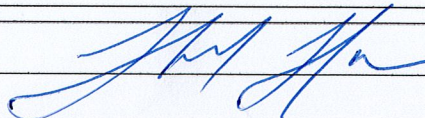
employment activities for the project as of August 13, 2015 (date).

Company	CP 850 LLC			General Contractor	CP 850 LLC			
Representative for Contract Bids/Awards	Frank Fava			Contact	Frank Fava			
Address	8927 Center Pointe Dr.			Address	8927 Center Pointe Dr.			
City:	Baldwinsville	State:	New York	Zip:	13027	City:	Baldwinsville	
						State:	New York	
						Zip:	13027	
Phone	+1 (315) 638-3801		Fax	+1 (315) 638-3801		Phone	+1 (315) 638-3801	
Email	ffava@twcny.rr.com			Email	ffava@twcny.rr.com			
Project Address	Center Pointe Dr.			Project Address	Center Pointe Dr.			
City	Baldwinsville	ST	New York	Zip	13027	City	Baldwinsville	
						ST	New York	
						Zip	13027	

Authorized Representative Frank Fava

Title Member

Signature



<u>Item</u>	<u>Contract (Sub)</u>	<u>Address</u>	<u>Email</u>	<u>Phone</u>	<u>Amount</u>
Site work/ Demolition					
Foundation & Footings					
Building					
Masonry					
Metals					
Wood/Casework					
Thermal/ Moisture proof					
Doors, windows, glazing					
Finishes					
Electrical					
HVAC					
Plumbing					
Specialities					
Machinery & Equipment					
Furniture & Fixtures					
Utilities					
Paving					
Landscaping					

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

Application Attachments Listing

- ♦ Corporate schematic, if a subsidiary
- ♦ Description of project, Site Plans/Sketches, and Map
- ♦ NYS Full Environmental Assessment Form
- ♦ A check payable to the Agency in the amount of \$1000
- ♦ A check payable to Gilberti Stinziano Heintz & Smith, P.C. in the amount of \$2,500

Fava/B&F Site Plan Approval—July 15, 2013:

RESOLUTION FOR SITE PLAN IN CENTER POINTE @ RADISSON

PLANNING BOARD—LEAD AGENCY FOR SEQR

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Site Plan Approval Application.

SEQR SHORT FORM—UNLISTED ACTION WITH A NEGATIVE DECLARATION

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Site Plan Approval Application, the Planning Board issues a NEGATIVE DECLARATION.

FINDINGS:

An Environmental Assessment Form...

There is a letter on file from the Empire State Development Corporation, dated _____, stating that they have reviewed the application and it conforms with the rules and regulations in the Radisson PUD.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current Zoning Ordinances.

This action did not require referral to the Onondaga County Planning Board for their review and recommendation.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

APPROVAL OF APPLICATION

RESOLVED, that having reviewed the site plan as defined on a map dated _____, prepared by Dunn & Sgromo, Engineers, associated with the application of B & F Development, Center Pointe Drive, Baldwinsville, New York and part of The Radisson PUD, Center Pointe Apartment Expansion, the site plan is hereby approved with the following modifications and conditions:

- 1) All fees associated with this application, including expert fees, be made payable to the Lysander Town Clerk. No building permit will be issued until an escrow account is established; and
- 2) All comments addressed in Al Yager, Town Engineer's report dated July 11, 2013, must be addressed.

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

May 28, 2013

Name of Lead Agency_____
Date_____
Print or Type Name of Responsible Officer in Lead Agency_____
Title of Responsible Officer_____
Signature of Responsible Officer in Lead Agency_____
Signature of Preparer (If different from responsible officer)**Reset**