

**STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF COMPLETION OF DRAFT SUPPLEMENTAL GENERIC
ENVIRONMENTAL IMPACT STATEMENT AND
NOTICE OF SEQRA HEARING**

Date: May 6, 2021

Lead agency: Onondaga County Industrial Development Agency (OCIDA)

Address: Robert Petrovich, Executive Director
Onondaga County Industrial Development Agency
333 West Washington St., Suite 130
Syracuse, New York 13202

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.

A Draft Supplemental Generic Environmental Impact Statement (“GEIS”) has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by OCIDA until June 11, 2021 in writing to the address above, or via email to: economicdevelopment@ongov.net. A public hearing on the Draft Supplemental GEIS will be held virtually on May 24, 2021 at 6:00 p.m. Anyone wishing to be heard may participate in the hearing using the information below.

Webcast public hearing information:

Topic: OCIDA White Pine Draft Supplemental GEIS 2021 Public Hearing
Time: May 24, 2021 6:00 pm Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81266706416?pwd=cDI0S05nVXpzcW9VMUIKOGZscHNEQT09>

Meeting ID: 812 6670 6416

Passcode: XBF8bW

One tap mobile

+19294362866,,81266706416#,,,,*058990# US (New York)

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 812 6670 6416

Passcode: 058990

Find your local number: <https://us02web.zoom.us/u/kemOKIgtq>

Name of Action & Location of Action:

White Pine Commerce Park (formerly known as Clay Business Park)
5171 Route 31
Town of Clay, New York

Description of Action:

OCIDA, as Project Sponsor, proposes to expand its existing White Pine Commerce Park (“Park”), formerly known as the Clay Business Park, to approximately 1,250± acres (the “Project”). The Park is located northeast of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York. OCIDA currently owns approximately 648± acres, has another 282± acres under contract, and would acquire approximately 320± additional acres through purchase agreements with existing landowners or, if necessary, pursuant to the Eminent Domain Procedure Law to avoid fragmented parcels that would hinder future development. The Project purpose is to expand the Park to enable OCIDA to market the Park to a larger, more diverse mix of potential industrial and commercial developers, by making the site more attractive to a broader scope of industries, particularly the semiconductor industry, and bringing high tech and high paying jobs to Onondaga County.

OCIDA originally created the Park in 2013. At that time, OCIDA determined the creation of the Park was a Type 1 Action under SEQRA and it had the potential for at least one significant adverse environmental impact. OCIDA subsequently issued a positive declaration and required the preparation of a Draft Generic Environmental Impact Statement (“DGEIS”). In September 2013, OCIDA adopted a Final GEIS (“FGEIS”) for the Park. It subsequently issued its Findings Statement certifying that the requirements of SEQRA had been met and the Park was “[c]onsistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable[.]”

The scope of the Project and changes in circumstances since OCIDA’s 2013 SEQRA review warrant further review under SEQRA. OCIDA has prepared the Draft Supplemental GEIS to evaluate Project changes that have occurred since 2013.

Potential Environmental Impacts

Potential impacts associated with the proposed Project are identified in the Full Environmental Assessment Form, evaluated in the Draft Supplemental GEIS, and include the following: zoning and land use; community character; transportation and traffic; energy and utilities; topography, geology, soils and groundwater; water resources; air resources; climate change; human health; ecological resources; cultural and archaeological resources; visual resources; and noise, odor and light. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3).

The Draft Supplemental GEIS is available for review at the following:

- OCIDA's website at: <https://www.ongoved.com/ocida/project-documents/>.
- Onondaga County Industrial Development Agency
Attn: Robert Petrovich, Executive Director
333 West Washington St., Suite 130
Syracuse, New York 13202
(315) 435-3770
- Town of Clay Town Hall
4401 Route 31
Clay, NY 13041
(315) 652-3800

A copy of the Draft Supplemental GEIS may also be obtained from OCIDA upon request.

Involved and Interested Agencies:

Damian M. Ulatowski, Supervisor
Town of Clay
4401 State Route 31
Clay, New York 13041

Edward Wisnowski, Chairman
Town of Clay Zoning Board of Appeals
4401 State Route 31
Clay, NY 13041

Russ Mitchell, Chairman
Town of Clay Planning Board
4401 State Route 31
Clay, New York 13041

Matthew Marko, Regional Director
New York State Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204-2400

Basil Seggos, Commissioner
New York State Department of Environmental Conservation
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Albany, NY 12233

Martin E. Voss, Commissioner
Onondaga County Department of Transportation
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Dan Kwasnowski, Planning Director
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Frank M. Mento, P.E., Commissioner
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650 Hiawatha Boulevard
Syracuse, New York 13204

Marie Therese Dominguez, Commissioner
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50 Wolf Road
Albany, NY 12232

David P. Smith, P.E., Regional Director
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State Office Building
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Syracuse, NY 13202

New York State Office of Parks, Recreation
& Historic Preservation
Erik Kulleseid, Commissioner
625 Broadway
Albany NY 12207

Onondaga County Water Authority
Michael Hooker, Executive Director
200 Northern Concourse
North Syracuse, NY 13212

U.S. Army Corps of Engineers
Lt. Col. Eli Adams, Commander
Buffalo District
1776 Niagara Street
Buffalo, NY 14207

U.S. Fish & Wildlife Service
New York Field Office
3817 Luker Road
Cortland, NY 13045

U.S. Fish & Wildlife Service
Northeast Region
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Indu Gupta, M.D., MPH
Commissioner of Health

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Syracuse Metropolitan Transportation Council
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Cicero, NY 13039