



Onondaga County Industrial Development Agency
Project Summary

| | | | |
|--------------------------|---|-----------------------------|-------------|
| 1. Project: | Old Thompson Road LLC | 2. Project Number: | 3101-17-04B |
| 3. Location: | Dewitt | 4. School Districts: | ESM |
| 5. Tax Parcel(s): | 022.-05-14.0, 022.-05-03.1 | 6. Type of Project: | New Build |
| 7. Description: | Old Thompson Road, LLC (Feldmeier Equipment) is requesting the Agency issue its revenue bonds in furtherance of the project and enter into a straight lease agreement for the project consisting of construction of a 130,000 square foot building that will house its offices and a streamlined manufacturing facility on 17 acres of vacant land in the Town of DeWitt. | | |

| | | | |
|---|----------------------|----------------------|------------|
| 7. Total Project Cost: | \$ 12,699,496 | 8. Total Jobs | 133 |
| Land | \$ 760,000 | 8A. Job Retention | 119 |
| Site Work | \$ 1,315,000 | | |
| Building | \$ 8,374,313 | 8B: Job Creation | 14 |
| Furniture & Fixtures | \$ 130,000 | (Next 5 Years) | |
| Equipment | \$ 81,900 | | |
| Equipment Subject to NYS Production Exemption | \$ 1,485,483 | | |
| Engineering/Architecture Fees | \$ 267,000 | | |
| Financial Charges | \$ 55,000 | | |
| Legal Fees | \$ 120,000 | | |
| Other | \$ 110,800 | | |

| | |
|----------------------------------|---------------------------|
| Cost Benefit Analysis: | Old Thompson Road LLC |
| | Fiscal Impact (\$) |
| Abatement Cost: | \$1,608,265 |
| Sales Tax | \$424,952 |
| Mortgage Tax | \$114,649 |
| Property Tax Relief (PILOT) 10yr | \$1,068,665 |
| Tax Exempt Bond Financing | \$10,000,000 |
| New Investment: | \$115,783,251 |
| PILOT Payments 10 yrs | \$933,804 |
| Project Wages (10 yrs) | \$78,071,531 |
| Construction Wages | \$3,482,400 |
| Employee Benefits (10 years) | \$23,421,459 |
| Project Capital Investment | \$9,689,313 |
| New Sales Tax Generated | \$0 |
| Agency Fees | \$184,744 |
| Benefit:Cost Ratio | 71.99 :1 |



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION INSTRUCTIONS**

1. Fill in all blanks, using "none", "not applicable", or "not available" where the question is not appropriate to the project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the Agency at (315)435-3770.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
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 Isabelle Harris at iharris@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 that the Public officers Law declares that all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels 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 10 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 Gilberti Stinziano Heintz & Smith, P.C. in the amount of \$2,500

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

Name: Tim Geraets
Title: Controller
Address: 6800 Townline Road, Syracuse, NY 13211
Phone: 315-454-8608 Fax: 315-454-3701
E-mail: tgeraets@feldmeier.com

D) Company Counsel:

Name of Attorney: Douglas J. Gorman
Firm Name: Crisafulli Gorman, PC
Address: Seven Pines Office Park, Building 3, 8104 Cazenovia Road, Manlius, NY 13104
Phone: 315-505-8437 Fax: 315-663-3043
E-mail: djg@cg-lawyers.com

E) Business Organization (check appropriate category):

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

Others (please specify): _____

Year Established: 2017

State in which Organization is established: NYS

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

| Name | % of ownership |
|---------------------|----------------|
| <u>see attached</u> | |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

Explanation:

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 give year, project name, description of benefits, and address of project.

☒ Yes

☐ No

Explanation:

2013, Feldmeier Equipment, Inc./Little Falls, NY, Capital Grant \$200,000, Excelsior Jobs Program Tax Credits \$550,000

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: 6655 Old Thompson Road

Legal Address (if different): _____

City: Syracuse

Village/Town: Town of Dewitt

Zip Code: 13211

School District: Jamesville Dewitt

Tax Map Parcel ID(s): 022.-05-14.0, 022.-05-03.1

Current Assessed Value: \$1,157,800

Sq. Footage of Existing Building: 0

Census Tract: _____

B) Type (Check all that apply):

☒ New Construction

☒ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

- F) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

Feldmeier has outgrown its existing Syracuse facility on Townline Road. The company's local operations will require additional office space and manufacturing floor space, and the current layout of the facility's production floor is not as streamlined or efficient as it could be. Feldmeier has had to turn down orders or refer them to one of the other facilities due to the size constraints in the existing facility on Townline Road. Feldmeier cannot continue to maintain the leadership position in their industry with the restraints of the current facility. Feldmeier is currently the largest manufacturer of stainless steel tanks in North America. A new facility must be built to allow them to continue to maintain orders and keep up with market growth.

G) Environmental Information

1. Have any environmental issues been identified on the property?

☐ Yes ☒ No

If yes, please explain:

Buyer entered into a purchase contract on April 18, 2017, due diligence has begun but yet to be completed. No environmental issues have been identified as of this date.

Section III: Construction

A) Project Costs and Finances

| Description of Costs | Total Budget Amount | Total Private Expenditure (should be less than or equal to total budget amount) |
|---|---------------------|---|
| Land Acquisition | \$760,000 | \$760,000 |
| Site Work/Demo | \$1,315,000 | \$1,315,000 |
| Building Construction & Renovation | \$8,374,313 | \$8,374,313 |
| Furniture & Fixtures | \$130,000 | \$130,000 |
| Equipment | \$81,900 | \$81,900 |
| Equipment Subject to NYS Production Sales Tax Exemption | \$1,485,483 | \$1,485,483 |
| Engineering/Architects Fees | \$267,000 | \$267,000 |
| Financial Charges | \$55,000 | \$55,000 |
| Legal Fees | \$120,000 | \$120,000 |
| Other | \$110,800 | \$110,800 |
| Management/Developer Fees | | |
| Total Project Cost | \$12,699,496 | \$12,699,496 |

Note: Do not include OCIDA fees, application fees, or legal fees as part of the Total Project Cost

- **Unskilled or Semi-Skilled** – includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

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

☐ Yes ☒ No

If yes, provide name and location: _____

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): TBD
- ☒ Mortgage Recording Tax Exemption (1% of amount mortgaged): 114,648.63
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 424,952
- ☒ Tax Exempt Bond Financing (Amount Requested): 10,000,000
- ☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 11,464,863

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 1%): \$ 114,648.63

G) Sales and Use Tax: 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:

\$ 5,311,900

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above):

\$ 424,952

A) PILOTS Estimate Table Worksheet

| | | |
|----------------------|----|-----------|
| Current Market Value | \$ | 1,157,800 |
|----------------------|----|-----------|

| | | |
|---|----|-----------|
| Dollar Value of New Construction and Renovation Costs | \$ | 9,689,313 |
|---|----|-----------|

| | | |
|---|----|-----------|
| Estimated New Market Value of Property Subject to IDA | \$ | 5,075,600 |
|---|----|-----------|

| | | |
|---|----|-----------|
| Estimated Market Value after project is completed | \$ | 6,233,400 |
|---|----|-----------|

| | | |
|---|--|-----------|
| Taxes that would have been collected if the project did not occur | | \$456,785 |
|---|--|-----------|

| | | |
|--------------------------|----|-----------|
| Scheduled PILOT payments | \$ | 1,390,589 |
|--------------------------|----|-----------|

| PILOT YEAR | Exemption % | County PILOT Amount | Local PILOT Amount | School PILOT Amount | Total PILOT | Full Tax Payment w/o PILOT | Net Exemption |
|--------------|-------------|---------------------|--------------------|---------------------|---------------------|----------------------------|---------------------|
| 1 | 100% | \$ 6,232 | \$ 5,716 | \$ 29,769 | \$ 41,716.59 | \$ 224,595 | \$ 182,879 |
| 2 | 90% | \$ 9,144 | \$ 8,386 | \$ 43,675 | \$ 61,204.53 | \$ 229,087 | \$ 167,882 |
| 3 | 80% | \$ 12,169 | \$ 11,161 | \$ 58,126 | \$ 81,455.31 | \$ 233,669 | \$ 152,213 |
| 4 | 70% | \$ 15,312 | \$ 14,043 | \$ 73,137 | \$ 102,491.63 | \$ 238,342 | \$ 135,851 |
| 5 | 60% | \$ 18,575 | \$ 17,036 | \$ 88,725 | \$ 124,336.82 | \$ 243,109 | \$ 118,772 |
| 6 | 50% | \$ 21,963 | \$ 20,143 | \$ 104,908 | \$ 147,014.82 | \$ 247,971 | \$ 100,956 |
| 7 | 40% | \$ 25,479 | \$ 23,368 | \$ 121,703 | \$ 170,550.21 | \$ 252,931 | \$ 82,380 |
| 8 | 30% | \$ 29,127 | \$ 26,714 | \$ 139,127 | \$ 194,968.20 | \$ 257,989 | \$ 63,021 |
| 9 | 20% | \$ 32,911 | \$ 30,184 | \$ 157,200 | \$ 220,294.70 | \$ 263,149 | \$ 42,854 |
| 10 | 10% | \$ 36,834 | \$ 33,782 | \$ 175,940 | \$ 246,556.27 | \$ 268,412 | \$ 21,856 |
| TOTAL | | \$207,747 | \$ 190,532 | \$ 992,309 | \$ 1,390,589 | \$ 2,459,254 | \$ 1,068,665 |

| Job Totals by Year | | | | | | |
|------------------------|-----|------|------|------|------|------|
| | 0 | 2018 | 2019 | 2020 | 2021 | 2022 |
| Total Employment Goals | 119 | 127 | 132 | 131 | 136 | 133 |

Section IV: Estimate of Real Property Tax Abatement Benefits*** and Percentage of Project Costs financed from Public Sector Sources

** 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.

A) PILOTS Estimate Table Worksheet

| | |
|---|--|
| Current Market Value | |
| Dollar Value of New Construction and Renovation Costs | |
| Estimated New Market Value of Property Subject to IDA | |
| Estimated Market Value after project is completed | |
| Taxes that would have been collected if the project did not occur | |
| Scheduled PILOT payments | |

| PILOT Year | % Payment | Country PILOT Amount | Local PILOT Amount | School PILOT Amount | Total PILOT | Full Tax Payment w/o PILOT | Net Exemption |
|------------|-----------|----------------------|--------------------|---------------------|-------------|----------------------------|---------------|
| 1 | 0 | | | | | | |
| 2 | 10 | | | | | | |
| 3 | 20 | | | | | | |
| 4 | 30 | | | | | | |
| 5 | 40 | | | | | | |
| 6 | 50 | | | | | | |
| 7 | 60 | | | | | | |
| 8 | 70 | | | | | | |
| 9 | 80 | | | | | | |
| 10 | 90 | | | | | | |
| TOTAL | 100 | | | | | | |

*** 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 VI: Agency Fee Schedule

Payment Terms:

| | |
|--|-------------------------------|
| Application & Processing Fee (payable at the time of application): | \$1,000.00 |
| Legal Deposit (payable at the time of application): | \$2,500.00 |
| 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**

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

| | |
|---|---|
| Fee for Manufacturing Projects under \$10 million: | 0.0075 of the project cost |
| Fee for Agency Projects except those with PILOT agreements: | 0.01 of the project cost |
| Additional Fee for PILOT Agreement Projects: | 0.0025 of the bond amount or project cost |
| Fee for bond refinancing & refunding: | 0.0025 of the refinancing or refunding amount |

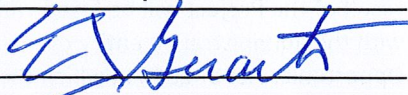
Agency Legal Fees: The project cost is the Total Project cost from section III A

| | |
|--------------------------------------|-----------------------------|
| Fee for first \$20 million: | 0.0025 of the project cost |
| Fee for anything 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 consultant. 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 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 of OCIDA-owned property.

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 Old Thompson Road, LLC
Signature of Officer or Authorized Representative 
Name & Title of Officer or Authorized Representative Tim Geraets, Controller
Date 4/27/17

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. TBD

Agency Officers/Staff

1. Julie Cerio
2. Isabelle Harris
3. Nathaniel Stevens
4. Steven Coker
5. Karen Doster
6. Chris Cox

Agency Legal Counsel & Auditor

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

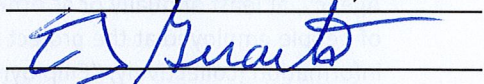
The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

N/A

Name of Applicant Company

Old Thompson Road, LLC

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representatives

Tim Geraets, Controller

Date

4/22/17

Agency with an Employment Report may be reported to Agency board members, 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 areas of the state to another area of the state or in the abandonment of one of 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 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.

Name of Applicant Company Old Thompson Road, LLC

Signature of Officer or Authorized Representative _____

Name & Title of Officer or Authorized Representatives Tom Geraets, Controller

Date _____

STATE OF NEW YORK)

COUNTY OF ONONDAGA)ss.;

Tim Geraets, being first duly sworn, deposes and says:

1. That I am the Controller (Corporate Office) of Old Thompson Road, 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 _____ day of _____, 20____.

(Notary Public)

APPENDIX A
PRINCIPAL STAKEHOLDERS

Old Thompson Road, LLC

6655 Old Thompson Road
Syracuse, New York

April 2017

Principal Stakeholders Addendum

| Name | %Ownership | Business Address | Phone | Email |
|-------------------------------|------------|--|----------------|--|
| Robert E. Feldmeier | 12% | 6800 Townline Rd., Syracuse, NY 13211 | (315) 454-8608 | bobjr@feldmeier.com |
| Jeanne F. Jackson | 8% | 6800 Townline Rd., Syracuse, NY 13211 | (315) 454-8608 | jeanne@feldmeier.com |
| Lisa F. Clark | 12% | 6800 Townline Rd., Syracuse, NY 13211 | (315) 454-8608 | lisaclarksemail@gmail.com |
| Hunt Lane Associates, LLC. | 52% | 6800 Townline Rd., Syracuse, NY 13211 | (315) 454-8608 | |
| John B. Feldmeier | 12% | 4905 East Lake Rd., Cazenovia, NY 13035 | | Owner with NO involvement in managing company |

APPENDIX B
DESCRIPTION OF PROJECT

Old Thompson Road, LLC

6655 Old Thompson Road
Syracuse, New York

April 2017

Feldmeier New Facility

Description

Driven to improve the way the world processes fluids, Feldmeier Equipment was founded in 1953 when Robert H. Feldmeier developed the world's first Triple Tube™ Heat Exchanger. From this revolutionary advancement grew a family inspiration to expand ingenuity and forward thinking to a variety of industries. Feldmeier Equipment has since become a respected supplier to some of the most elite companies worldwide in their respective trades. Feldmeier is the largest manufacturer of stainless steel in Northern America. From pharmaceutical, biotech, and cosmetic clients to brewers and food, dairy, and beverage processing facilities, the Feldmeier name has become a trusted resource for quality, dependable stainless steel processing equipment.

As Feldmeier has grown from a single facility in Syracuse, NY to now six manufacturing facilities in four states with global reach, there continues a constant theme that keeps us true to our original principles; The Feldmeier name and family which remains the backbone of the company today, now three generations strong.

Feldmeier has outgrown its existing Syracuse facility on Townline Road. The company's local operations will require additional office space and manufacturing floor space, and the current layout of the facility's production floor is not as streamlined or efficient as it could be. Feldmeier has had to turn down orders or refer them to one of the other facilities due to the size constraints in the existing facility on Towline Road.

Feldmeier had previously identified a site on Edgecomb Drive in Liverpool, NY as a potential location for its Syracuse facility as well as looked at doing another expansion at its current location, but after a thorough review and analysis Feldmeier determined it was best to invest in a new facility.

Feldmeier has identified roughly 17 acres of land in the Town of Dewitt located at 6655 Old Thompson Road that has under contract to purchase and build an almost 130,000 square foot building to house its offices (roughly 30,000 square feet) and streamlined manufacturing facility

(roughly 100,000 square feet). The sit currently consists of vacant land, home to the former Brooklawn Golf course.

The new facility provides Feldmeier the opportunity to design the floor space to maximize efficiency and allow for additional growth in the future. Feldmeier has retained VIP Structures for architecture, structural engineering (IPD) and construction of the new building.

The proposed construction of a new facility is critical to Feldmeier's business expansion. Space constraints at its existing facility limit Feldmeier's ability to respond to or capture recent growth in the pharmaceutical market, thus necessitating an investment in a new facility location capable of supporting the company's continued market expansion. The construction of the new facility will provide an estimated 120 construction jobs for the roughly 8-9 month construction period. Feldmeier's staff will grow by 14 people by the end of year five, adding eight people by the end of year one in the new facility.

The total investment for the new facility is greater than \$12 million. Of that investment, \$760,000 is allocated for acquisition of the site, \$1.5 million for new equipment, \$9.6 million for site work and construction and the remaining balance in financial and legal fees. Feldmeier is requesting assistance from OCIDA to facilitate and support this project at the level of investment it needs to be successful.

APPENDIX C
BENEFITS AVAILABLE TO FTE

Old Thompson Road, LLC

6655 Old Thompson Road
Syracuse, New York

April 2017

BENEFITS AVAILABLE TO FTE

- Paid Holiday Time Off
- Paid Bereavement Time Off
- Paid Vacation
- Medical/Dental Insurance
- Vision Insurance
- NYS Disability Coverage
- Supplemental Disability
- 401K Plan
- Life Insurance – company paid
- Supplemental Life Insurance

APPENDIX D
ONONDAGA COUNTY VENDOR LIST

Old Thompson Road, LLC

6655 Old Thompson Road
Syracuse, New York

April 2017

| Supplier Name | City | State/Prov | Postal Code | Payment Totals |
|--------------------------------------|----------------|------------|-------------|----------------|
| Thermal Foams, Inc. | Cicero | NY | 13039 | 84,132.53 |
| SALT CITY MACHINERY, INC | Bridgeport | NY | 13030 | 10,681.24 |
| INDUSTRIAL CONSULTING SERVICES, INC. | Camillus | NY | 13031 | 1,910.00 |
| A.L. SEALING INC. | Chittenango | NY | 13037-879 | 15,622.30 |
| CUTTING EDGE LAWN AND LANDSCAPING | Chittenango | NY | 13037 | 22,399.20 |
| JEROME FIRE EQUIPMENT CO., INC | Clay | NY | 13041 | 911.52 |
| TAYLOR RENTAL | Dewitt | NY | 13214 | 214.11 |
| SKY TESTING SERVICES, INC | Dewitt | NY | 13214 | 60,549.08 |
| GT AUTOMOTIVE, INC | E. Syracuse | NY | 13057 | 459.95 |
| ABJ FIRE PROTECTION CO. INC. | East Syracuse | NY | 13057 | 1,014.00 |
| MATERIAL HANDLING PRODUCTS | East Syracuse | NY | 13057 | 33,343.14 |
| SYRACUSE THERMAL PRODUCTS | East Syracuse | NY | 13057-039 | 11,360.47 |
| ABF - EAST SYRACUSE | East Syracuse | NY | 13057-972 | 2,354.17 |
| PLAN & PRINT SYSTEMS, INC | East Syracuse | NY | 13057-021 | 2,528.04 |
| CADimensions, Inc. | East Syracuse | NY | 13057 | 13,503.11 |
| MCINTOSH BOX & PALLET CO., INC. | East Syracuse | NY | 13057 | 6,857.55 |
| NU-WAY HYDRAULICS | East Syracuse | NY | 13057 | 15,266.20 |
| MULLEN INDUSTRIAL HANDLING CORP | East Syracuse | NY | 13057 | 1,260.79 |
| SAINT MATTHEW'S HUMAN DEVELOPMENT | East Syracuse | NY | 13057-180 | 1,000.00 |
| DUNN & SGROMO ENGINEERS, PLLC | East Syracuse | NY | 13057 | 25,089.42 |
| CHRISTOPHERSON LAND SURVEYING | East Syracuse | NY | 13057 | 5,975.00 |
| BULL & BEAR FIRE GRILL CATERING CO. | East Syracuse | NY | 13057-128 | 9,919.83 |
| BRONSTEIN CONTAINER CO, INC | Jamesville | NY | 13078 | 5,875.12 |
| SHAWN'S PAVING | Jamesville | NY | 13078 | 20,284.00 |
| J.G.B. ENTERPRISES, INC. | Liverpool | NY | 13088-020 | 431.34 |
| PRECISION SYSTEMS MFG. INC | Liverpool | NY | 13088 | 4,703.00 |
| AUSTIN'S FACILITY SERVICES | Liverpool | NY | 13088 | 56,342.52 |
| CRISAFULLI GORMAN, PC | Manlius | NY | 13104 | 23,450.00 |
| NORTHEAST DAIRY ASSOCIATION, INC. | North Syracuse | NY | 13212-286 | 175.00 |
| SYRACUSE SUPPLY | Phoenix | NY | 13135 | 22,630.88 |
| ACE HYDRAULIC & PNEUMATIC | Syracuse | NY | 13211 | 1,638.80 |
| LAW OFFICE OF BERNHARD P. MOLLDREM | Syracuse | NY | 13202 | 6,708.75 |
| BOND, SCHOENECK & KING PLLC | Syracuse | NY | 13202-135 | 20,641.52 |
| BRADY SYSTEMS | Syracuse | NY | 13208-201 | 90,344.28 |
| CARPENTER INDUSTRIES, INC. | Syracuse | NY | 13206-088 | 576.24 |
| CR FLETCHER ASSOCIATES INC | Syracuse | NY | 13202 | 11,022.00 |
| DOVER ENTERPRISES | Syracuse | NY | 13224 | 465.70 |
| KNISE & KRICK, INC. | Syracuse | NY | 13203 | 4,007.00 |
| Liberty Electric Sales, Inc. | Syracuse | NY | 13206 | 1,442.66 |
| MACNY | Syracuse | NY | 13214 | 24,417.27 |
| MATERIAL HANDLING TECHNOLOGIES | Syracuse | NY | 13212 | 12,870.00 |
| HANCOCK ESTABROOK, LLP | Syracuse | NY | 13202 | 9,496.45 |
| HAUN WELDING SUPPLY | Syracuse | NY | 13206 | 93,829.79 |
| MIDSTATE SPRING INC | Syracuse | NY | 13206 | 5,727.43 |
| MURPHY & NOLAN INC | Syracuse | NY | 13217-668 | 90,994.70 |
| ONONDAGA COUNTY WATER AUTHORITY | Syracuse | NY | 13221-494 | 5,351.45 |

| | | | | |
|---|---------------|----|-----------|--------------|
| PIAKER & LYONS | Syracuse | NY | 13202 | 87,300.00 |
| RALPH W. EARL CO., INC. | Syracuse | NY | 13211 | 965.26 |
| SHANE SYRACUSE, INC. | Syracuse | NY | 13208 | 653.00 |
| SOLVENTS & PETROLEUM SERV INC | Syracuse | NY | 13208 | 32,033.95 |
| SYRACUSE HEAT TREATING CORP. | Syracuse | NY | 13209 | 633.78 |
| SYRACUSE OFFICE ENVIRONMENTS | Syracuse | NY | 13202 | 17,937.92 |
| TRACEY PACKAGING, INC. | Syracuse | NY | 13206-064 | 737.80 |
| VETERANS FASTENERS CORP. | Syracuse | NY | 13208 | 9,198.38 |
| W.E.I. INC. | Syracuse | NY | 13206 | 1,748.50 |
| WJW ASSOCIATES, LTD | Syracuse | NY | 13206 | 17,087.00 |
| RUMETCO | Syracuse | NY | 13204 | 1,642.92 |
| MID-STATE INDUSTRIAL SUPPLY CO.,INC | Syracuse | NY | 13208 | 2,804.08 |
| HY-GRADE METAL PRODUCTS | Syracuse | NY | 13203 | 1,707.20 |
| ONONDAGA CTY DEPT OF WATER ENVIRONMEN | Syracuse | NY | 13204-119 | 23,755.30 |
| AMERICAN FOOD & VENDING | Syracuse | NY | 13088 | 9,527.30 |
| KJ ELECTRIC | Syracuse | NY | 13211 | 2,539.76 |
| NE Controls | Syracuse | NY | 13209 | 99,005.92 |
| RIDLEY ELECTRIC CO., INC | Syracuse | NY | 13206 | 5,184.00 |
| HARRIS BEACH PLLC | Syracuse | NY | 13202 | 301.89 |
| GLADD SECURITY | Syracuse | NY | 13212 | 725.38 |
| KASSIS SUPERIOR SIGNS CO, INC | Syracuse | NY | 13211 | 11,807.00 |
| PINCKNEY HUGO GROUP | Syracuse | NY | 13204 | 5,312.73 |
| 5 STAR BUSINESS MACHINES | Syracuse | NY | 13211 | 198.72 |
| J AND R LAWNS & LANDSCAPES, INC. | Syracuse | NY | 13220 | 4,973.40 |
| FREEMAN INDUSTRIAL WEIGHING | Syracuse | NY | 13211 | 118.80 |
| ONONDAGA FLOORING | Syracuse | NY | 13208 | 1,049.00 |
| SWEENEY ELECTRIC, INC. | Syracuse | NY | 13208 | 33,710.03 |
| CENTERSTATE CEO | Syracuse | NY | 13202 | 4,799.00 |
| MYRIAD CONSTRUCTION INC. | Syracuse | NY | 13204 | 4,550.00 |
| ELEVATTITT | Syracuse | NY | 13204 | 1,353.13 |
| JUST THE RIGHT STUFF | Syracuse | NY | 13206 | 2,672.73 |
| CALSOURCE | Syracuse | NY | 13204 | 732.50 |
| MORGAN RUBBISH REMOVAL INC. | Syracuse | NY | 13209 | 13,674.65 |
| EMPIRE ADVOCATES | Syracuse | NY | 13202 | 24,200.00 |
| KISSANE WATER CONDITIONING INC | Syracuse | NY | 13206 | 34,622.50 |
| ENVIRONMENTAL PRODUCTS & SERVICES OF VE | Syracuse | NY | 13209 | 1,269.00 |
| SYNAPSE PROPERTY RESOURCES | Syracuse | NY | 13202 | 14,061.70 |
| CNY BUSINESS JOURNAL | Syracuse | NY | 13202 | 79.00 |
| SCHOPFER | Syracuse | NY | 13203 | 12,066.25 |
| MACKNIGHT ARCHITECTS & PLANNERS ,LLP | Syracuse | NY | 13202 | 1,500.00 |
| BTI THE TRAVEL CONSULTANTS | Syracuse | NY | 13202-250 | 250.00 |
| H.S. EDINGER & SONS | Tully | NY | 13159-012 | 617,053.53 |
| JACK MCNERNEY | Tully | NY | 13159 | 14,426.17 |
| MIDWAY INDUSTRIAL SUPPLY INC | East Syracuse | NY | 13503-030 | 1,952,875.43 |

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

| | | |
|--|---------------------|-----------|
| Name of Action or Project: | | |
| Feldmeier Equipment | | |
| Project Location (describe, and attach a general location map): | | |
| 6655 Old Thompson Road | | |
| Brief Description of Proposed Action (include purpose or need): | | |
| <p>The development will include a new 126,760-square foot building with associated parking and access,</p> <p>land grading, and stormwater management facilities, and a future addition of 39,000 square feet.</p> | | |
| Name of Applicant/Sponsor: | Telephone: | |
| Feldmeier Equipment, Inc. | (315) 454-8608 | |
| | E-Mail: | |
| | colby@feldmeier.com | |
| Address: | | |
| 6800 Townline Road | | |
| City/PO: | State: | Zip Code: |
| Syracuse | NY | 13211 |
| Project Contact (if not same as sponsor; give name and title/role): | Telephone: | |
| Colby Clark | (315) 454-8608 | |
| | E-Mail: | |
| | colby@feldmeier.com | |
| Address: | | |
| 6800 Townline Road | | |
| City/PO: | State: | Zip Code: |
| Syracuse | NY | 13211 |
| Property Owner (if not same as sponsor): | Telephone: | |
| Midcourt Builders Corp. | | |
| | E-Mail: | |
| | | |
| Address: | | |
| P. O. Box 779 | | |
| City/PO: | State: | Zip Code: |
| Skaneateles | NY | 13152 |

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 Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission | Site Plan | May 1, 2017 |
| c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals | Parking Variance | May 30, 2017 |
| 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 Planning - Site Plan Onondaga County WEP - Sewers and Drainage | May 12, 2017 |
| f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYSDEC - SPDES Permit | June 1, 2017 |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input 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 • 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): <u>Onondaga County WEP - Infrastructure Capacity Constraints; Onondaga County SWMP - (Stormwater Management Plan);</u> <u>New York State DEC - Enhanced Phosphorous Removal Watersheds (Onondaga Lake); Town of Dewitt - Ley Creek Watershed Requirements</u> | |
| 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. If Yes, what is the zoning classification(s) including any applicable overlay district? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Hi - Tech | |
| b. Is the use permitted or allowed by a special or conditional use permit? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c. Is a zoning change requested as part of the proposed action? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | East Syracuse-Minoa |
| b. What police or other public protection forces serve the project site? | Town of Dewitt Police, New York State Police, Onondaga County Sheriffs |
| c. Which fire protection and emergency medical services serve the project site? | East Syracuse Ambulance and Fire Department |
| d. What parks serve the project site? | Onondaga Lake Park, Green Lakes State 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)? | |
| Hi - Tech Industrial | |
| b. a. Total acreage of the site of the proposed action? | 26.1 acres |
| b. Total acreage to be physically disturbed? | 19.0 acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | 26.1 acres |
| c. Is the proposed action an expansion of an existing project or use? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Hi - Tech Industrial | |
| ii. Is a cluster/conservation layout proposed? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Number of lots proposed? | 2 |
| iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____ | 26.1 82.3 |
| e. Will proposed action be constructed in multiple phases? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| i. If No, anticipated period of construction: _____ 6 months | |
| ii. If Yes: | |
| • Total number of phases anticipated _____ | |
| • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year | |
| • Anticipated completion date of final phase _____ month _____ year | |
| • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ | |

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

| | |
|---|--|
| g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, | |
| i. Total number of structures <u>1</u> | |
| ii. Dimensions (in feet) of largest proposed structure: <u>38</u> height; <u>171</u> width; and <u>600</u> length | |
| iii. Approximate extent of building space to be heated or cooled: <u>126,760</u> square feet | |

| | |
|---|--|
| h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, | |
| i. Purpose of the impoundment: <u>stormwater management</u> | |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>site runoff</u> | |
| iii. If other than water, identify the type of impounded/contained liquids and their source. <u>n/a</u> | |
| iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: <u>2</u> acres | |
| v. Dimensions of the proposed dam or impounding structure: <u>4</u> height; <u>200</u> length | |
| vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth embankment</u> | |

D.2. Project Operations

| | |
|--|--|
| a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes: | |
| i. What is the purpose of the excavation or dredging? <u>site grading/building construction</u> | |
| ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? | |
| • Volume (specify tons or cubic yards): <u>50,000 yards</u> | |
| • Over what duration of time? <u>1 month</u> | |
| iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>earth to be disposed of off site</u> | |
| iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If yes, describe. _____ | |
| v. What is the total area to be dredged or excavated? <u>22+/-</u> acres | |
| vi. What is the maximum area to be worked at any one time? <u>22+/-</u> acres | |
| vii. What would be the maximum depth of excavation or dredging? <u>10</u> feet | |
| viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| ix. Summarize site reclamation goals and plan: <u>re-use topsoil where needed</u> | |

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

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

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

iv. Will 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: _____ 3,400 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: _____ Consolidated Water 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: _____
- Source(s) of supply for the district: _____ Onondaga County Water Authority

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), 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: _____ 100 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): _____
process water via Industrial Wastewater Discharge Permit

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

- Name of wastewater treatment plant to be used: _____ Metropolitan Syracuse WWTP
- Name of district: _____ Dewitt Sewer Maintenance
- 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

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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 semi-trailer truck trips/day: _____ 1

iii. Parking spaces: Existing _____ 0 Proposed _____ 150 Net increase/decrease _____

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 ½ 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: _____
276,840 KWh

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

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.

i. During Construction:

- Monday - Friday: _____ 7:00 AM to 5:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 8:00 AM to 5:00 PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

| | |
|--|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> | |
| <p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> | |
| <p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="text-align: center;">Parking lot poles and building-mounted - 33 feet high maximum</p> | |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> | |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> | |
| <p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> | |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> | |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 5 tons per _____ month (unit of time) • Operation : _____ 15 tons per _____ month (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ recycle paper products • Operation: _____ recycle paper products - approximately 20 tons per month recycle wood - approximately 25 tons per month <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ contracted hauler • Operation: _____ contracted hauler | |

s. Does the proposed action include construction or modification of a solid waste management facility? ☐

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, 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 proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

| E.1. Land uses on and surrounding the project site | | | |
|--|-----------------|----------------------------------|--------------------|
| a. Existing land uses. | | | |
| i. Check all uses that occur on, adjoining and near the project site. | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| ii. If mix of uses, generally describe: | | | |
| vacant site | | | |
| 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 | | 9.25 | +9.25 |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | 3.5 | +3.5 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | .5 | 2.0 | +1.5 |
| • Wetlands (freshwater or tidal) | 1.0 | 1.0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ golf course/lawns | 24.6 | 10.35 | -14.25 |

| | |
|---|---|
| c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 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? If yes, provide DEC ID number(s): _____ | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 734070 (6437 Deere Road) |
| iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): <div style="text-align: center; margin-top: 10px;"> The site currently carries a Classification Code "4", which indicates closed, but requires continued site management consisting of operation, maintenance, or monitoring. </div> | |

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:

| | | |
|-------------------|-------|------|
| Teel silt loam | _____ | 38 % |
| Dunkirk silt loam | _____ | 26 % |
| Fluvaquents | _____ | 36 % |

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

e. Drainage status of project site soils: ☐ Well Drained: _____ % of site
☐ Moderately Well Drained: _____ % of site
☒ Poorly Drained: 100 % of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: 90 % of site
☐ 10-15%: 10 % 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 | Ley Creek | Classification | C |
| • Lakes or Ponds: | Name | none | Classification | |
| • Wetlands: | Name | | Approximate Size | 5.3 acres |
| • Wetland No. (if regulated by DEC) | | none | | |

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: _____
Ley Creek

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: _____

| | |
|---|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>deer _____</p> <p>squirrel _____</p> </div> <div style="width: 30%;"> <p>rabbit _____</p> <p>_____</p> </div> <div style="width: 30%;"> <p>_____</p> <p>_____</p> </div> </div> | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p> | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p> | |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p> | |

| | |
|--|---|
| e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ | |
| f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ | |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ Onondaga Lake ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ County Park iii. Distance between project and resource: _____ 4.0 miles. | |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

APPENDIX F
FEASIBILITY STATEMENT

Old Thompson Road, LLC

6655 Old Thompson Road
Syracuse, New York

April 2017

Old Thompson Road, LLC

6655 Old Thompson Road

Feasibility Statement

Without the assistance from the Onondaga County IDA the acquisition and construction of a new manufacturing facility located at 6655 Old Thompson Road for Feldmeier Equipment would not be possible.

With over \$424,952 in savings from sales and use as well as mortgage tax exemptions, Tax exempt Bonds and PILOT savings, Feldmeier will be able to purchase this parcel and construct a new facility to allow the company the ability to produce its goods in a more efficient and cost effective manner, allowing it to maintain its relevance in the market.

The savings realized by the support of the IDA will allow this project to move forward facilitating Feldmeier to complete this project with a proper layout of the manufacturing floor for increased efficiency and productivity including the purchase of new equipment.

This project is essential to the continued growth and viability of the company.