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PLANNING AND DEVELOPMENT

NOTICE OF NEGATIVE DECLARATION

STATE ENVIRONMENTAL QUALITY REVIEW ACT

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

November 1, 2019

Pursuant to the State Environmental Quality Review Act ("SEQRA") (6 N.Y.C.R.R. 617, Article 8 of the Environmental Conservation Law), this notice is provided by the Onondaga County Industrial Development Agency ("OCIDA") concerning its environmental review of the proposed warehouse distribution facility project (the "Project") proposed by T.C. Syracuse Development Associates, LLC ("TCSDA, LLC") for property located at 7211 and 7219 Morgan Road, Town of Clay, Onondaga County, New York (tax map parcel no. 114.-01-02.3).

Description of Action Taken:

Please be advised that on October 31, 2019, OCIDA, acting as lead agency for the coordinated environmental review of the Project, completed its review of the Project and determined the Project will not result in a significant adverse environmental impact. As a result, OCIDA issued a negative declaration for the Project under SEQRA, a copy of which is enclosed for your records.

Questions concerning the Project may be directed to OCIDA at the address below.

Robert Petrovich, Executive Director
Onondaga County Industrial Development Agency
333 West Washington St., Suite 130
Syracuse, New York 13202
Email: economicdevelopment@ongov.net
Phone: (315) 435-3770
Fax: (315) 435-3669

Mailing List:

Damian M. Ulatowski, Town Supervisor
Town of Clay Town Board
4401 Route 31
Clay, NY 13041

Russ Mitchell, Chairman
Town of Clay Planning Board
4401 Route 31
Clay, NY 13041

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

Matthew Marko, Regional Director
New York State Department of Environmental Conservation, Region 7
615 Erie Blvd. West
Syracuse, NY 13204-2400

Erik Kulleseid, Commissioner
New York State Division for Historic Preservation
Peebles Island Resource Center
One Delaware Avenue North
Cohoes, NY 12047

Andrew Kornacki, Chief of Public Affairs
US Army Corps of Engineers
Buffalo District
1776 Niagara Street
Buffalo, NY 14207

Daniel Cupoli, Chairperson
Onondaga County Planning Board
421 Montgomery Street
11th Floor
Syracuse, NY 13202

David Smith, P.E., Regional Director
New York State Department of Transportation, Region 3
333 East Washington Street
Syracuse, NY 13202-1466

Martin Voss, Commissioner
Onondaga County Department of Transportation
421 Montgomery Street, 11th Floor
Syracuse, New York 13202

John R. Addario, P.E., Director,
Building Standards and Codes
Division of Code Enforcement & Administration
New York Department of State
One Commerce Plaza
99 Washington Ave, Suite 1160
Albany, NY 12231-0001

Indu Gupta, M.D., MPH
Commissioner of Health
Onondaga County Department of Health
Bureau of Public Health Engineering
421 Montgomery Street, 12th Floor
Syracuse, NY 13202

TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC

SEQRA RESOLUTION
(3101-19-10A)

At a special meeting of the Onondaga County Industrial Development Agency (the "Agency") convened in public session on October 31, 2019, at 8:30 a.m. at The OnCenter, Meeting Rooms 1/2/3, located at 800 South State Street, Syracuse, New York, the following members were:

PRESENT: Patrick Hogan
Janice Herzog
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT: Victor Ianno

ALSO PRESENT: Robert M. Petrovich, Executive Director
Anthony P. Rivizzigno, Esq., Agency Counsel
Jeffrey W. Davis, Esq., Agency Counsel
Amanda M. Mirabito, Esq., Agency Counsel

The following resolution was offered by Kevin Ryan, seconded by Janice Herzog, to wit:

RESOLUTION DETERMINING THAT A CERTAIN PROJECT PROPOSED BY TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT

WHEREAS, Onondaga County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

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

WHEREAS, TC Syracuse Development Associates, LLC (the "Company") on behalf of itself and/or entities formed or to be formed on behalf of the foregoing, has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in an approximately 110 acre parcel of land located at 7211 and 7219 Morgan Road (tax map no. 114.-01-02.3) in the Town of Clay, Onondaga County, New York (the "Land"); (2) the construction and operation of an approximately 3.7 million square foot, approximately five-story building for use as a warehouse and distribution facility (the "Facility"); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Financial Assistance"); (C) the exercise by the Agency of eminent domain, as necessary, and consistent with the requirements of New York State law, to effectuate the Financial Assistance in furtherance of the Project; and (D) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company has requested that the Agency enter into a payment in lieu of tax agreement (the "Proposed PILOT Agreement") with respect to the Project; and

WHEREAS, the construction and operation of the Project requires permits and/or approvals from several agencies, including a proposed zone change to Industrial-1 from the Town of Clay; and

WHEREAS, pursuant to State Environmental Quality Review Act ("SEQRA"), the Agency is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the Agency, and the approval of the Project and grant of Financial Assistance constitute such an action; and

WHEREAS, to aid the Agency in determining whether the acquisition, construction, and equipping of the Project may have a potential significant adverse effect upon the environment, the Company has prepared and submitted to the Agency a Full Environmental Assessment Form (the "EAF") and supporting studies and reports (the EAF and supporting studies and reports collectively referred to as the "SEQRA Materials"), and copies of said SEQRA Materials are on file in the office of the Agency, posted on the Agency's website, and readily accessible to the public; and

WHEREAS, by resolution adopted September 5, 2019 (the "Lead Agency Intent Resolution"), the Agency declared its intent to act as "Lead Agency" for the purpose of conducting a coordinated environmental review of the Project pursuant to SEQRA; and

WHEREAS, on September 6, 2019, the Agency distributed notice of its intent to act as lead agency ("Notice of Intent") along with a complete set of Project related materials to all identified involved and interested agencies; and

WHEREAS, the Notice of Intent instructed all recipients to direct any comments or questions concerning the Project to the Agency; and

WHEREAS, none of the involved agencies objected to the Agency's designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, by resolution adopted October 8, 2019 (the "Lead Agency Resolution"), the Agency confirmed its designation as "Lead Agency"; and

WHEREAS, the Agency held duly noticed public hearings concerning the Project at the Town of Clay Town Hall on September 20, 2019 at 10 AM and October 22, 2019 at 10 AM, during which members of the public were provided an opportunity to comment on the Project; and

WHEREAS, the Agency engaged its legal counsel, Barclay Damon, LLP ("BD"), to support the Agency in the review and analysis of the Application and SEQRA Materials; and

WHEREAS, the Agency retained a consultant, JMT of New York, Inc. ("JMT") to support the Agency in its review and analysis of the Application and SEQRA Materials; and

WHEREAS, the Agency held workshop sessions to review, analyze and discuss the SEQRA materials on September 12, 2019, September 26, 2019, October 10, 2019 and October 24, 2019 with a three person committee of the Agency, Agency staff, the Company, JMT, BD, and representatives of Onondaga County Department of Transportation; and

WHEREAS, representatives of the Town of Clay attended certain workshop sessions to discuss the SEQRA materials and potential impacts and concerns of the Project; and

WHEREAS, the Company periodically responded to comments and questions directed to the Company by Agency Staff, BD, and JMT and submitted supplemental SEQRA Materials and Project submittals to the Agency; and

WHEREAS, the Agency has engaged all involved and interested agencies concerning the Project and has kept such agencies informed of the SEQRA review of the Project by distributing copies of supplemental SEQRA Materials and Project submittals received from the Company; and

WHEREAS, representatives of the Agency and BD met with interested agencies Village of Liverpool and Town of Salina on October 15, 2019 to discuss the Project, the SEQRA materials, and potential impacts and concerns of the Project; and

WHEREAS, representative of the Agency and/or BD attended a public hearing held by the Town of Clay on September 30, 2019, the Town of Clay Planning Board meeting held on October 9, 2019, and the Town of Clay Planning Board public hearing held on October 23, 2019; and

WHEREAS, the Agency has received the hearing transcripts from the public hearings held by the Agency and the Town of Clay and received written public comments submitted to the Agency and the Town of Clay; and

WHEREAS, as a result of its careful review and examination of the Project, correspondence from other involved agencies, the Agency finds that, on balance, and after careful consideration of all relevant Project documentation, it has more than adequate information to evaluate all of the relevant benefits and potential impacts; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

(1) Based upon an examination of the EAF prepared by the Company, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project Facility, all the representations made by the Company in connection with the Project, including all correspondence, reports and other Project related information, and such further investigation of the Project and its potential environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(a) The Project consists of the components described above in the third WHEREAS clause of this resolution and constitutes an "Action" as such term is defined in the Act;

(b) The Project constitutes a "Type I Action" (as said quoted term is defined in SEQRA);

(c) The Agency declared itself "Lead Agency" (as said quoted term is defined in SEQRA) with respect to a coordinated review of the Project pursuant to SEQRA;

(d) The Project will not have a significant adverse effect on the environment, and the Agency will not require the preparation of an Environmental Impact Statement with respect to the Project; and

(e) As a consequence of the foregoing, the Agency has prepared a Negative Declaration with respect to the Project, a copy of which is attached hereto as Exhibit "A".

(2) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(3) The Secretary of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	AYE	NAY	ABSENT
Patrick Hogan	X		
Janice Herzog	X		
Victor Ianno			X
Steve Morgan	X		
Susan Stanczyk	X		
Kevin Ryan	X		
Fanny Villarreal	X		

The Resolution was thereupon declared duly adopted.

EXHIBIT A

NEGATIVE DECLARATION

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Distribution Facility Project		
Project Location (describe, and attach a general location map): 7211 & 7219 Morgan Road, Clay NY		
Brief Description of Proposed Action (include purpose or need): Please see attached Exhibit A, Project Description and Exhibit B, Site Plan Exhibits.		
Name of Applicant/Sponsor: T.C. Syracuse Development Associates, LLC	Telephone: 484-530-4722 E-Mail: GLaigaie@trammellcrow.com	
Address: 300 Conshocken State Road, Suite 250		
City/PO: West Conshohocken	State: PA	Zip Code: 19428
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): R H & R M Ajemian; Roberta Schmidt	Telephone: 315-436-6742 E-Mail: ronajemian@msn.com	
Address: 7209 Morgan Road		
City/PO: Liverpool	State: New York	Zip Code: 13090

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Town Board - zone change	September 4, 2019
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Planning Board - site plan approval	October 4, 2019
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Zoning Board - variance for fence and perimeter landscape strip	October 4, 2019
d. Other local agencies ☑Yes☐No	Planning and Development - building permit Town Uniform Water District - water	TBD
e. County agencies ☑Yes☐No	Planning - 239m, OCIDA - econ dev incentives Water Environmental Protection - sewer approval	OCIDA - August 26, 2019; others TBD
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC, NYSDOT, NY SHPO, NY Department of State Division of Building Standards and Codes	TBD
h. Federal agencies ☑Yes☐No	US Army Corps of Engineers	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑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? ☐Yes☑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? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑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?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
REC-1 Recreational District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? I-1 Industrial 1 District

C.4. Existing community services.

a. In what school district is the project site located? Liverpool Central School District

b. What police or other public protection forces serve the project site?
Onondaga County Sheriff's Department. Please see attached Exhibit C, Public Services Impact Assessment.

c. Which fire protection and emergency medical services serve the project site?
Moyers Corners Fire Department. Please see attached Exhibit C, Public Services Impact Assessment.

d. What parks serve the project site?
Clay Park South, Clay Central 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)? Warehouse and distribution facility for consumer products.

b. a. Total acreage of the site of the proposed action? +/- 109.57 acres
b. Total acreage to be physically disturbed? +/- 76 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 121.71 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 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? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
Please see attached Exhibit D, architectural elevations.
ii. Dimensions (in feet) of largest proposed structure: 85'-1" height; 1295' width; and 715'-4" length
iii. Approximate extent of building space to be heated or cooled: 3,783,000 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? ☑Yes ☐No
If Yes,
i. Purpose of the impoundment: Stormwater quality and stormwater quantity
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
Surface runoff from the proposed development
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: 3 million gallons; surface area: 1.3 acres
v. Dimensions of the proposed dam or impounding structure: 9.5 height; 45[illegible] length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earthen embankment

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.
v. What is the total area to be dredged or excavated? acres
vi. What is the maximum area to be worked at any one time? acres
vii. What would be the maximum depth of excavation or dredging? feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☑Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYSDEC 895-4 (Tributary of Onondaga Lake/Saw Mill Creek); USACE Drainage Ditch/Swale along Liverpool Bypass

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:

Two culverted stream crossings are proposed across Saw Mill Creek and one crossing is proposed across the drainage ditch along Liverpool Bypass. Two stormwater discharge points are proposed to Saw Mill Creek. Limited land grading will occur within wetlands associated with the drainage ditch along Liverpool Bypass. Approximately 4,350 SF of wetlands/waters disturbance will occur as part of these activities. Please see Exhibit E, Wetlands/Waters Impact Assessment.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 45,000 +/- 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: Town of Clay Uniform 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: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 45,000 +/- gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: Wetzel Road Wastewater Treatment Plant
- Name of district: Onondaga County Consolidated Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

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

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

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

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 49.94 acres (impervious surface)

_____ Square feet or 109.6 acres (parcel size)

ii. Describe types of new point sources. Stormwater outfall pipes to Saw Mill Creek and the ditch along Liverpool Bypass

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to on-site bioretention basins, an extended detention wet pond, and a dry detention basin, which will then be piped to Saw Mill Creek. Please see Exhibit F, Stormwater Pollution Prevention Plan.

- If to surface waters, identify receiving water bodies or wetlands: Saw Mill Creek
- Will stormwater runoff flow to adjacent properties? ☑Yes ☐No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

tractor-trailers

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HVAC rooftop units

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): Approximately 242 semi-trailer truck trips per day. Please see attached Exhibit G, Traffic Impact Study.

iii. Parking spaces: Existing 125 Proposed 1,804 Net increase/decrease 1,679

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:

Widen Morgan Rd between Commerce Blvd and northernmost driveway, new signal on Morgan Rd, new turn lanes at nearby intersections. See attached.

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: approximately 3,350 MWhrs. Please see attached Exhibit H, Energy Conservation Assessment.

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

National Grid

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

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

i. During Construction:

- Monday - Friday: 7am - 7pm
- Saturday: 8am - 5pm
- Sunday: None
- Holidays: None

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration: Please see attached Exhibit I, Evaluation of Site Sound Emissions. Sound emissions from construction (see above) and site operations (24/7) are expected to contribute to sound levels on the same order of magnitude as existing sound levels in the area. There is potential for project noise to occasionally exceed existing sound. No negative acoustical impact is anticipated.

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

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Light sources are from building-mounted (@ 25') and pole-mounted light fixtures (@ 40' max). Luminaires are dark-sky friendly, high-efficiency LED lights with cut-off shields to provide uniform and energy-conscious illumination to walkways and parking lots on-site. Please see the Lighting Plan in Exhibit A.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 10 tons per day (unit of time)
- Operation : 123 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: On-site recycling will be provided and privately hauled to recycling facility.
- Operation: On-site recycling will be provided and privately hauled to recycling facility.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste will be handled by a private contractor.
- Operation: Soild waste will be handled by a private contractor.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Industrial uses east of site, residential uses north and south of site, commercial services west of site in Town of Salina

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.43	49.94	+45.41
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	101.98	55.74	-44.44
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.07	1.04	-0.03
• Wetlands (freshwater or tidal)	1.09	1.05	-0.04
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑Yes ☐No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 9200223 (closed 11/6/1992)

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

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

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 25-35 feet (where encountered)

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:

Silt	75 %
Silty Clay / Clayey Silt	10 %
Silty Sand	15 %

d. What is the average depth to the water table on the project site? Average: 8-12 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%: 91 % of site
- ☑ 10-15%: 5 % of site
- ☑ 15% or greater: 4 % 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 895-4 (Tributary of Onondaga Lake/Sawmill Creek Classification B
- Lakes or Ponds: Name Golf Course Pond Classification N/A
- Wetlands: Name Wetland B,C,G,H,I,J,K,L,M,N,O,P Approximate Size 1.1
- Wetland No. (if regulated by DEC) N/A

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:
Name - Pollutants - Uses:Minor Tribs to Onondaga Lake – Pathogens;Nutrients;Ammonia;Other Inorganics – Recreation;Aquatic Life

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: _____

m. Identify the predominant wildlife species that occupy or use the project site:
songbirds
grey squirrel

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No
If Yes:
i. Species and listing (endangered or threatened):
A response from the NYSDEC Natural Heritage Program (7/26/19) confirms the absence of rare or state-listed animals or plants at the site or within the immediate vicinity. Indiana bat (endangered) roosts have been documented within 2 miles of the site. The USFWS IPaC Official Species List identifies the potential for Indiana bat, northern long-eared bat (threatened) and eastern massasauga (threatened) to occur onsite. Please see attached Exhibit J.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing:

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

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes:

i. Describe possible resource(s): SHPO has reviewed the project and has found that no historic properties, including archaeological and/or

ii. Basis for identification: historic resources, will be affected by this undertaking. Please see Exhibit K for the SHPO review letter.

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name T.C. Syracuse Development Associates, LLC Date 8/26/2019

Signature [signature] Title Vice President

PRINT FORM

Agency Use Only [If applicable]	
Project:	
Date:	

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐NO ☑YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☑
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☑
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☑
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. ☑ NO ☐ YES
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. ☑ NO ☐ YES
(See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☑
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☑
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☑
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☑
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☑
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☐ NO ☑ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☑	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☑	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☑	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☑	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☑	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☑	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☑	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☐ NO ☑ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☑	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☑	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☑	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☑	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☑	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☑	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project:

Date:

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Exhibit A - Criteria for Determining Significance (attached hereto), which contains a thorough evaluation of the proposed project's attributes and potential environmental effects, including those identified in Part 2 as having the potential to be moderate to large, against the criteria provided in the NYSDEC regulations at 6 NYCRR §617 et. seq.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See Exhibit A (attached) for a list of all relevant information and materials concerning the project.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: T.C. Syracuse Development Associates, LLC Warehouse Distribution Facility Project

Name of Lead Agency: Onondaga County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Patrick Hogan

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency: Date: 10-31-19

Signature of Preparer (if different from Responsible Officer) Date: 10-31-19

For Further Information:

Contact Person: Robert Petrovich, Executive Director

Address: Onondaga County Industrial Development Agency, 333 West Washington Street, Suite 130, Syracuse, NY 13202

Telephone Number: (315) 435-3770

E-mail: economicdevelopment@ongov.net

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

NEGATIVE DECLARATION

NOTICE OF DETERMINATION OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review a/k/a "SEQRA") of the Environmental Conservation Law (the "Act"), and the statewide regulations under the Act (6 N.Y.C.R.R. Part 617) (the "Regulations"), the Onondaga County Industrial Development Agency (the "Agency") has considered the proposed construction and operation of a warehouse distribution facility in the Town of Clay (the "Action"), as described more fully in the summary attached hereto as Exhibit "A." The Agency has determined: (i) that said proposed Action is a "Type I Action" pursuant to the Regulations, and therefore coordinated review and notification is required with respect to said Action; (ii) that the Agency has appropriately engaged in a coordinated environmental review of the Action; (iii) that upon due consideration, the Agency has concluded that said Action will result in no major impacts and therefore will not have a significant adverse effect on the environment; and (iv) therefore that an environmental impact statement is not required to be prepared with respect to said Action. THIS NOTICE IS A NEGATIVE DECLARATION FOR THE PURPOSES OF THE ACT.

1. Agency:

   The Agency is the Onondaga County Industrial Development Agency.

2. Contact for Further Information:

   Robert Petrovich, Executive Director
   Onondaga County Industrial Development Agency
   333 West Washington St., Suite 130
   Syracuse, New York 13202
   Email: economicdevelopment@ongov.net
   Phone: (315) 435-3770
   Fax: (315) 435-3669

3. Action Identification:

   The Action includes the construction and operation of a warehouse distribution facility on property located at 7211 and 7219 Morgan Road (tax map no. 114.-01-02.3) in the Town of Clay, Onondaga County, New York. The proposed site is located at the northwest corner of the intersection of Morgan Road and Liverpool Bypass, and is comprised of a single 110 acre parcel. The proposed site currently consists of an existing golf course.

4. Action Description:

T.C. Syracuse Development Associates, LLC ("TCSDA, LLC" or the "Applicant") proposes the construction and operation of a warehouse distribution facility on a 110 acre property located at 7211 and 7219 Morgan Road (tax map no. 114.-01-02.3) (the "Property") in the Town of Clay, Onondaga County, New York (the "Action" or "Project"). The Project will involve the conversion of an existing golf course into a warehouse distribution facility with an approximate footprint of 823,522 square feet consisting of five levels, with an additional mezzanine between the first and second level, for a total building area of approximately 3,783,000 square feet. Proposed site improvements include approximately 60-75 loading dock doors, 208 trailer parking spaces, an associated vehicle parking area with approximately 1,804 spaces, 16 motorcycle spaces, site lighting, storm water management features, necessary utilities, signage, and landscaping. In addition, the Project will require the construction of various internal drives, points of ingress/egress along Morgan Road and the Liverpool Bypass, and associated traffic improvements along surrounding roads. The Applicant requires permits and/or approvals from multiple agencies for the Project, including a proposed zone change to Industrial I-1 from the Town of Clay. Additionally, the Applicant has requested that the Agency grant certain financial assistance for the Project, including, but not limited to, potential exemptions from certain sales and use taxes, real property taxes, and mortgage recording taxes, as well as the potential exercise of eminent domain, as necessary, for required traffic improvements.

5. Action Location:

The Action will be located in the Town of Clay, Onondaga County, New York.

6. Lead and Involved Agencies:

Lead Agency: Onondaga County Industrial Development Agency

Involved Agencies: Town of Clay Town Board, Town of Clay Planning Board, Town of Clay Zoning Board of Appeals, New York State Department of Transportation ("NYSDOT"); New York State Department of Environmental Conservation ("NYSDEC"); New York State Division for Historic Preservation ("SHPO"); United States Army Corps of Engineers ("USACE"); Onondaga County Planning Board; Onondaga County Department of Transportation ("OCDOT"); New York State Department of State, Building Standards and Codes – Division of Code Enforcement and Administration ("NYSDOS"); and Onondaga County Department of Health ("OCDOH").

7. Reasons for Determination of Non-Significance:

See Exhibit "A" attached hereto.

DATED: October 31, 2019

Onondaga County Industrial Development Agency

By: _____

Title: Chairperson

19365443.4

Exhibit A

Criteria for Determining Significance

As proposed, the reasonably anticipated environmental effects of the proposed development and operation of a warehouse distribution facility proposed to be located at 7211 and 7219 Morgan Road (tax map no. 114.-01-02.3) in the Town of Clay (the "Action" or "Project") will not be significant. This conclusion results from the Onondaga County Industrial Development Agency's (the "Agency") thorough evaluation of the proposed Project's attributes and potential environmental effects against the criteria provided in NYSDEC regulations at 6 N.Y.C.R.R. § 617 *et. seq*. A summary of this evaluation follows.

External Project Information Review

The Agency's review of the potential environmental impacts of the Action included analysis of the following documents and information, incorporated by reference herein:

1. TCSDA, LLC's original and amended application regarding the proposed Project;

2. Full Environmental Assessment Form ("FEAF") for the Project, including the following supporting exhibits:
   A. Project description;
   B. Site plans;
   C. Public services assessment;
   D. Architectural elevations;
   E. Wetlands/waters impact assessment;
   F. Stormwater pollution prevention assessment;
   G. Traffic impact study and appendices;
   H. Energy conservation assessment;
   I. Evaluation of site sound emissions;
   J. Threatened and endangered species assessment; and
   K. SHPO finding of no effect letter;

3. Supplemental documents submitted in support of the FEAF and Application, including:
   A. Will serve letters from various service providers;
   B. A visual impacts narrative with renderings provided by the Applicant;
   C. Indiana Bat Habitat Assessment; and
   D. Correspondence from the Applicant concerning the Project, including in response to comments and questions presented by the Agency, as well as involved and interested agencies;

4. Correspondence from the Agency concerning questions and comments related to the Project;

5. Letters received from the NYSDOT and OCDOT concerning potential traffic impacts and proposed traffic improvements;

6. Correspondence received from involved and interested agencies;

7. Written comments received from members of the public at large;

8. Meeting minutes; and

9. Public hearing transcripts.

The Project has been on the agenda of publicly advertised and open Agency meetings. The Agency identified all involved and interested agencies and provided such agencies with original and amended application materials, as necessary, including supplemental submittals, concerning the Project. The Agency provided ample opportunity for those agencies to provide comments concerning the Project, and representatives of the Agency met separately with various involved and interested agency representatives regarding the Project. In addition, members of the public have been encouraged to voice their comments throughout the review, thus permitting the Agency to gather as much information as possible before making its decision.

Determination of Environmental Significance

To determine whether the Action may have a significant adverse effect on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared to criteria specified in the NYSDEC regulations set forth at 6 N.Y.C.R.R. § 617.7. These criteria are considered indicators of significant adverse effects on the environment.

Criterion 1

A substantial adverse change in existing a) air quality; b) ground or surface water quality or quantity; c) traffic levels; d) noise levels; e) a substantial increase in solid waste production; f) a substantial increase in potential for erosion, flooding, leaching or drainage problems.

A. Air quality: The Action is not expected to substantially impact existing air quality. Some temporary adverse impacts may occur in the immediate vicinity of the Project due to fugitive dust and exhaust fumes caused by the normal operation of heavy equipment during Project construction. Dust control is part of the erosion control process and will be controlled through best management practices. Construction vehicle entrances and haul roads will be stabilized with geotechnical fabrics and stone ballast. Clearing activities on the construction site portion of the Property will be conducted in phases, which will limit the potential for fugitive dust and erosion impacts by ensuring that disturbed areas are stabilized (reseeded, paved, landscaped, etc.) before new areas are cleared for construction. Watering will be used throughout the construction site to control dust on roads, vehicles, and cleared areas that have yet to be stabilized. Tarps will be used to cover construction vehicles and storage areas. Further, emissions will be

limited to construction vehicles and are expected to be similar in type and scope to ambient emissions from car and truck traffic traveling along Morgan Road, Liverpool Bypass, Route 57 and surrounding roads. Any adverse impacts to air quality from construction will be short-term, localized and minor in nature, removed in distance from most residential uses and are not expected to cause a deterioration of ambient air quality.

The Project will not include a stationary, state regulated air emission source. The proposed facility will use natural gas for heating and cooling, and emissions are anticipated to be below applicable state permitting and registration thresholds. While the Project will introduce more than 1,000 employees and daily truck traffic to the site, existing air quality will be preserved as a result of the following: (i) due to coordinated shift changes, employee vehicular traffic patterns will be offset; (ii) shift changes will also occur at off-peak times to assist in dispersing traffic flow throughout the entire 24-hour period (as opposed to effects commonly seen with on-peak shift schedules); (iii) trucks will not be permitted to idle in violation of New York State regulations while waiting to be loaded/unloaded; and (iv) traffic controls (*i.e.*, dedicated turning lanes and related road improvements, as discussed below) will be employed to minimize vehicle queuing in the area surrounding the Project. Consequently, any short- and long-term impacts to ambient air quality that may arise are not considered to be significant.

B. Groundwater quality: The Project will use public water and sewer services provided by the Town of Clay, so no wells will be drilled and no septic systems will be installed. The Town of Clay has confirmed in writing its ability to provide sewer and water service to the Project (*see* September 23, 2019 email from Town of Clay Engineer Ron Detota regarding sewer capacity, as well as October 28, 2019 letter from Town of Clay Water Superintendent Frank Mazzye). Additionally, the Project will not result in any new or additional use of groundwater, or have the potential to introduce contaminants to groundwater. Consequently, no significant adverse impacts to groundwater quality or quantity are expected.

Surface water quality: The construction of the Project will require a notice of intent filing under the NYSDEC General Permit for Storm Water discharge relating to construction activities, and the Applicant will be required to comply with all applicable terms of such General Permit. The Applicant's consultant, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan") has prepared a stormwater pollution prevention plan ("SWPPP") (Exhibit F to the Application) that will be maintained to address stormwater and prevent impacts to surface water from parking areas and internal drives (which are not appreciably different in type from other existing uses within the surrounding area). The SWPPP will undergo review and approval by the Town of Clay and the NYSDEC, and the final design will comply with the requirements of each agency's engineers. The SWPPP and the measures to be taken to protect ground and surface water quality are discussed further in section (F) below.

Site hydrology was evaluated in the SWPPP in order to determine the measures needed to control the quality and quantity of stormwater runoff from the Project. Stormwater management features were designed in accordance with the New York State Stormwater

Management Design Manual ("NYS Design Manual") and include a series of wet and dry detention ponds. The size and location of these features will enable stormwater to be managed such that post-development discharge rates will be less than pre-development discharge rates. Additionally, the Property is located in a Part 303d designated watershed for phosphorous (*i.e.*, Onondaga Lake) and the recommended treatment for enhanced phosphorous removal is bioretention. Accordingly, bioretention basins will be installed on the Property in accordance with applicable requirements to reduce the amount of phosphorous that may otherwise reach Onondaga Lake.

Langan conducted a wetland and waters delineation of the Property in July 2019 that identified multiple wetland and water features on the Property. The results of the delineation are summarized in a document entitled "Wetlands/Water Impact Assessment" ("Wetland Assessment"), provided as Exhibit E to the Application. The Wetland Assessment states that a pond onsite appears to be man-made, more than 50 years old, and is used for irrigation of the existing golf course. The stream that runs through the site, known as Saw Mill Creek, is a tributary of Onondaga Lake and a Class B protected stream under NYSDEC's Protection of Waters Program. The stream channel has been modified previously with rip-rap and concrete in conjunction with the current use of the Project site. Onsite wetlands are regulated by the USACE under its Nationwide Permit program. They consist of drainage swales and small, separated emergent wetlands within the existing golf course that appear to be maintained as turf grass. The USACE confirmed the regulatory limits of onsite wetlands and waters in a Jurisdictional Determination, dated October 4, 2019.

Impacts to and disturbance of wetlands and surface waters will be avoided and/or minimized to the maximum extent practicable through various Project design measures. Retaining walls will be installed to limit land disturbance near these resources. The Project site plans and Wetland Assessment show that wetland/water impacts associated with the proposed Project are minimal. The site plans depict two crossings of Saw Mill Creek that will each enclose a short segment of the creek, thus allowing for the bed of the creek to be maintained through the crossings. The crossings do not constitute a significant adverse impact.

Additionally, the Project will result in approximately 1,220 square feet (0.03 acres) of impacts to the ditch portion of Wetland B as a result of a roadway crossing to provide access to the site from Liverpool Bypass. Wetland B contains a surface water connection to Saw Mill Creek. A culvert is proposed for the access roadway so that the existing drainage/flow pattern in Wetland B is maintained. A review of the Overall Grading & Drainage Plan contained in the Project site plans (Exhibit B to the application) shows that the wetland impact is largely restricted to the proposed culvert and access roadway, with very little additional fill/grading. In addition, the drainage plan does not show any proposed stormwater outfalls being directed into Wetland B or any other palustrine wetlands.

Wetland B is a drainage swale wetland that primarily receives hydrology from surface water runoff from the adjacent roadway and upstream drainage network and is dominated

by the invasive common reed (Phragmites australis). Wetland B is considered low value due to current conditions, location, and historic activities at the site. The main functions of this wetland are likely limited to sediment/toxicant retention (filtering pollutants from roadway/overland runoff) and flood flow alteration (preventing flooding of the existing roadway during storm events). It is not expected that the proposed disturbance to Wetland B would significantly alter the ability of the wetland to perform the aforementioned functions.

Finally, the Applicant is required to obtain necessary permits from the USACE (Nationwide Permits) and NYSDEC (Article 15, Protection of Waters Permit), and must comply with any conditions associated with such approvals. As a result of the foregoing, the Project is not anticipated to result in a significant adverse impact on surface water quality.

C. Traffic levels: The application includes a document entitled "Traffic Impact Study", last updated October 2019, prepared by SRF Associates (Exhibit G to the application) ("Traffic Study"). The NYSDOT, OCDOT, and the Agency's engineering consultant reviewed the Traffic Study, and the Applicant was provided with questions and comments relative to the Project's potential traffic impacts and proposed improvements. The Applicant responded by providing appropriate responses and/or additional information for review.

The Traffic Study establishes existing traffic conditions, predicts background traffic flow and area growth, and projects changes in traffic flow as a result of the proposed Project. Existing traffic data was collected in early June 2019. Access to the Project site will be via one of five driveways: one new driveway along the Liverpool Bypass that will provide access to the employee vehicle parking lot and a gated egress for the trailer parking area, and four (4) new driveways along Morgan Road. Project construction is expected to last for approximately 18 months. The Applicant contacted the Town of Clay and Village of Liverpool to identify projects within the study area that are approved and/or under construction. As a result of its proximity to the Project site, traffic produced by the Meyer Manor Apartment project on Tulip Street was added to existing traffic volumes in the study area. Two other projects were considered but not included in light of the insignificant traffic volumes associated with each. Anticipated normal increases in background traffic growth and unexpected developments in the Project study area were addressed by applying a 1.0% growth rate to the existing traffic volumes, based upon historical traffic growth from NYSDOT traffic volume data for the area for the construction period. Historical traffic volumes on Morgan Road indicate a growth rate of approximately 0.5% per year while traffic volumes in the Village of Liverpool on Oswego Road have decreased by approximately 0.6% per year over the last 20± years.

The Traffic Study identifies existing and future operating characteristics of the site access intersections and impacts to the adjacent roadway network resulting from full operation of the Project. The Project's anticipated shift times are as follows:

- 7:00 AM to 5:30 PM

- 7:30 AM to 6:30 PM
- 6:00 PM to 6:30 AM
- 6:30 PM to 7:00 AM

The Traffic Study determined that traffic associated with the Project can be accommodated on the existing roadways subject to certain recommendations, as set forth below.

1. The proposed distribution facility is expected to generate approximately 1,289 (1,268) new trips during the AM (PM) study peak hours, respectively, inclusive of both passenger vehicles and trucks.

2. All truck traffic will travel directly to and from the NYS Thruway via Oswego Road (Route 57), the Liverpool Bypass, and Morgan Road.

3. The following project modifications and improvements are recommended and, if approved by review agencies, will be constructed by the Applicant:

   a) Oswego Street/Tulip Street
      - Widen and restripe the westbound Tulip Street approach to provide two exclusive left turn lanes and a shared through/right lane. These lane use changes will require revisions to the signal phasing to provide a split phased operation for the eastbound and westbound approaches. With the proposed improvements in place, the intersection will operate at LOS "D" or better on all approaches during both peak hours. This change will also improve existing signal coordination with the other intersections included in this coordination system. Eastbound queuing on Tulip Street will be reduced significantly over current conditions as a result of these improvements.

   b) Morgan Road/Buckley Road
      - Signal phasing/timing modifications to provide overlapping right turn arrows where appropriate.

   c) Morgan Road/Proposed Site Driveways
      - Driveway 1 will create a "T" intersection at the northerly end of the Property and be the primary truck ingress/egress as well as provide access to the northern end of the employee parking lot.
      - Driveway 2 will provide access to the largest number of employee parking spaces as well as ingress for the drop-off lane adjacent to the building and is located opposite the Raymour & Flanigan northerly (truck) driveway. As a result, this driveway will experience the highest volume of exiting traffic. Given the volume of traffic exiting this driveway and the projected operating conditions under unsignalized conditions, a new three-color signal is recommended at this location. The driveway should be designed to provide one entering lane and two exiting lanes (one shared left turn/through lane and one exclusive right turn lane).

- Driveway 3 will be located opposite the southerly (employee) Raymour & Flanigan driveway. Given the volume of traffic exiting this driveway and the projected operating conditions under unsignalized conditions, a new three-color signal is recommended at this location. The driveway will be designed to provide one entering lane and two exiting lanes (one shared left turn/through lane and one exclusive right turn lane).
- Driveway 4 will be located towards the southerly end of the proposed parking fields and will be slightly offset from the existing Morgan Place intersection on the east side of Morgan Road. Given the offset and the opportunity to enter and exit the site at two signalized locations, this driveway should be limited to right turns entering and right turns exiting the driveway (all left turn movements would be prohibited).
- The two unsignalized driveways shall be constructed with one entering and one exiting lane and be stop controlled at their intersections with Morgan Road.
- Widening of Morgan Road shall also occur to provide a 5-lane section between Liverpool Bypass/Crown Road and Driveway 1 at the northerly end of the site. This will provide two travel lanes in each direction as well as left turn lanes at each intersection in that segment.
- Queuing will be accommodated within the proposed left turn lanes on Morgan Road and/or on-site for exiting traffic.

d) Liverpool Bypass/Proposed Driveway 5
- Driveway 5 will provide ingress and egress for the southerly end of the employee parking area as well as an egress for the trailer loading area.
- Driveway 5 should be constructed with one entering and one exiting lane and be stop controlled at its intersection with Liverpool Bypass.

e) Morgan Road / Liverpool Bypass
- Given the heavy northbound through volume and improvements that are necessary at other nearby intersections, an additional northbound through lane will be constructed between Commerce Blvd. and connecting to the existing four-lane section to the north of Liverpool Bypass. Minor signal timing changes will also improve operating conditions at both this intersection as well as at the Sheridan Road intersection to the south.

f) Morgan Road / Sheridan Road
- Under full development conditions, the Sheridan Road approach is expected to operate at LOS "F" with delays on the order of 65 seconds per vehicle during the AM peak hour and LOS "E" with delays on the order of 40 seconds per vehicle during the PM peak hour. Given the volume of traffic exiting Sheridan Road during these peak time periods, 21 vehicles during the AM peak hour and 11 vehicles during the PM peak hour, no improvements are warranted or recommended at this location. The new northbound through lane will have minimal impact on operating conditions at this intersection. It is noted that

signal modifications at the Liverpool Bypass intersection will provide gaps in through traffic on Morgan Road at Sheridan Road.

g) Tulip Street / Commerce Blvd.
   - Proposed improvements include first prohibiting westbound left turn movements from Commerce Blvd. onto Tulip Street. The existing westbound volumes are very low and there are better options for traveling south into the Village when coming from the east on Commerce Blvd. The westbound Commerce Blvd. approach will then be re-striped and reconfigured to provide an exclusive westbound channelized right turn. In addition, a separate northbound lane will be constructed beginning at this intersection and extending to the north through the Liverpool Bypass intersection meeting the existing northbound through lanes. This improvement will allow the right turns to flow freely through the intersection unimpeded.

4. Discussions shall continue with the Central New York Regional Transportation Authority ("Centro") to provide transit service either onsite or along Morgan Road.

Based on its review and analysis of the Traffic Study and recommendations outlined above, the NYSDOT determined that additional measures were required to ensure satisfactory operation of the following state roads:

- Route 370 (Onondaga Lake Parkway) to First Street;
- Route 370/Oswego Street between First and 2nd Streets;
- Route 370 (2nd Street) between Cypress and Tulip Streets;
- Route 931G (Oswego Street) between Cypress and Tulip Streets;
- All side street approaches at their intersections with the above-mentioned State highways; and
- County and local roads that did not impact the State highway were not reviewed.

The NYSDOT's comments and design changes to the Traffic Study were set forth in a letter dated October 23, 2019 ("NYSDOT Letter"). While the NYSDOT determined that a revised Traffic Study was not required at this time, design plans incorporating the recommendations outlined below must be submitted for review and approval before a highway work permit may be issued for the Project. The design changes are as follows:

1) Due to the sensitivity of the signal system operation to the volume distribution, especially in the PM peak period, and given that the signal system must operate under different timing plans between the normal peak and the facility peak, the NYSDOT engineers suggest installing an innovative detection system at Heid's intersection and at Oswego Street/Tulip Street intersection. The system must be able to provide turning movements and queue lengths at these intersections on daily basis. Since the facility peak hours will overlap in the normal AM and start right after the normal PM peak periods, the detection system will help the NYSDOT's engineers to monitor traffic in the Village of Liverpool and prepare timing plans that better

suit the hourly, weekly and seasonal traffic volume fluctuation. The NYSDOT and the consultant traffic engineer can review possible solutions, if any, during design.

2) NYSDOT engineers concur on at least 350' dual left turn lanes on southbound Tulip Street. However, the NYSDOT believes the receiving lanes for the dual left are narrow and require widening as part of the mitigation. Design vehicle turning templates need to be checked to verify the design vehicle will not encroach the second turn lane.

3) The Tulip Street southbound through and right movements share one lane (no shared left). This lane needs to be at least 100' with a 75' taper.

4) NYSDOT concurs on the Tulip Street approaches split-phase operation.

5) The changes at the Oswego Street/Tulip Street intersection warrant a new traffic signal to replace the existing one.

6) Provide an exclusive right turn lane from Oswego Street westbound to Tulip Street. The two existing Oswego Street through lanes must remain. This will require further analysis for the removal of parking and possible widening.

7) At the First Street/Old Liverpool Road intersection, the Old Liverpool Road westbound left/thru lane needs to be extended to approximately 350' using the existing two-way left turn lane. This will help reduce the queuing issue observed in the PM facility peak simulation.

SRF Associates, on behalf of the Applicant, evaluated the NYSDOT Letter and responded to each item by letter dated October 28, 2019. As set forth in that letter, the Applicant agrees to work with the NYSDOT to explore possibilities to monitor traffic and implement applicable equipment to provide desired data (NYSDOT Letter, paragraph 1). The Applicant further agrees to advance the recommendations contained in paragraphs 2-5 and 7 of the NYSDOT Letter. With respect to paragraph 6, the Applicant notes that the Traffic Study did not recommend road widening and parking removal. However, the Applicant agrees to further explore the NYSDOT's recommended improvement with NYSDOT during the highway work permit process.

By letter dated October 18, 2019, and based on its review and analysis of the Traffic Study, the OCDOT notified SRF Associates that it accepted the portions of the Traffic Study that pertain to the roadways and signals identified in the report that are under Onondaga County's jurisdiction. Additionally, the OCDOT advised that no permit would be issued for the Project until all Town of Clay Planning Board requirements were met and approvals obtained.

While it does not have jurisdiction over the Project, Centro provided a letter, dated October 11, 2019, in which it declared its support for the Project and the continued economic revitalization of the community. The letter states the Project aligns with Centro's regional strategies as outlined in Central New York's Upstate Revitalization

Initiative, and the Property is situated along Centro's bus routes which will enhance the ability of the region's available workforce to benefit from the Project's employment opportunities.

The submitted and vetted Traffic Study demonstrates that the existing transportation network can adequately accommodate the projected traffic volumes, patterns, and resulting impacts to intersections anticipated to serve the Project. The resulting impacts are expected to be fully addressed through the implementation of the above-described traffic measures proposed by the Applicant, as well as the traffic measures recommended by the NYSDOT and OCDOT and as deemed necessary prior to the issuance of a highway work permit for the Project.

As noted in the application materials, traffic improvements near Oswego Street and Tulip Street may need to be placed on a 0.1 acre piece of property that is not owned by the Applicant or within the right-of-way. The Applicant has requested that the Agency consider exercising its powers of eminent domain to allow for implementation of any necessary traffic improvements. Given the small size and location of the piece of property in question, the Agency's use of eminent domain, if necessary, and consistent with the requirements of New York State law, will not result in a significant adverse impact.

For the reasons set forth above, the Project will not result in any significant adverse impacts associated with traffic.

D. Noise: The results of a noise analysis for the Project are contained in a report prepared by the Applicant's noise expert, Ostergaard Acoustical Associates, entitled "Evaluation of Site Sound Emissions" and dated October 2, 2019 (the "Noise Study"), which is Exhibit I to the application. Potential sound emissions from the Project were analyzed against the applicable Town of Clay Town Code requirements and guidelines promulgated by the NYSDEC. Noise requirements in the Town of Clay Town Code are addressed in Chapter 152 (noise ordinance) and Chapter 230, Section 230-17(A) (Performance Standards for Industrial Districts). The Project was analyzed under the most restrictive limits applicable to the Project, which are that steady noise (defined as any noise having a duration of more than one minute) produced by the facility should not exceed 45 dB(A), and transient noise (defined as any noise having a duration of one minute or less) should not exceed 60 dB(A), as measured at the property line.

The Project includes site infrastructure (roof mounted HVAC units) and vehicular activity (employee vehicles, on-site truck movements) that have the potential to alter sound levels at the property line and/or adjacent receptors. The acoustical model used in the Noise Study included representative sources modeled at their maximum sound level, including heavy truck activity at dock and trailer areas, movements, coupling/decoupling, and back-up alarms. Additionally, the modeling of both steady and transient noise considered topography, shielding, and reflection from structures. The Noise Study ultimately determined that sound emissions – both steady and transient - from the Project site will comply with the noise restrictions set forth in the Town of Clay Town Code.

In addition to assessing compliance with maximum noise limits under the Town of Clay Town Code requirements, the Project was evaluated under the guidelines established by NYSDEC for comparing noise impacts with existing ambient noise levels. An ambient sound survey was performed in August 2019 at various locations on and around the site. Morning, afternoon, and nighttime surveys were conducted to identify traffic noise during those periods. Noise sources during the surveys included vehicular traffic on Morgan Road and Liverpool Bypass, aircraft, various intermittent industrial noises, steady fauna noise, and seasonal insect noise. The acoustical modeling software used for the Noise Study accounted for relevant parameters between the noise source and the receptor positions to predict how noise will propagate at the Property. The model accounts for distance attenuation, changes in topography, certain types of ground cover, and existing structures. The Noise Study determined that site sound levels will be lower than ambient conditions, with one location having sound levels that approach existing conditions. The conclusion of this analysis is that Project sound will blend into the existing acoustical environment.

To ensure the Project does not produce unwanted sound emissions in excess of established requirements and guidelines, earthen landscaping berms and sound fencing will be installed at various points around the Property border near sensitive receptors (*i.e.*, residential areas).

Construction noise impacts will be temporary and will be minimized to a degree by the distance of construction activities from nearby residences and proper maintenance and operation of construction equipment. Additionally, the operation of equipment capable of producing sound levels above maximum permitted levels will be limited to daytime hours in accordance with any Town of Clay Town Code and building department requirements. The number of pieces of heavy equipment being operated near sensitive receptors will also be limited to avoid exposing such receptors to excessive sound levels for extended periods. In addition, stationary equipment will be located away from receptors to further minimize construction related noise.

For the reasons noted above, the Project will not have a potential significant adverse impact on noise levels in the area and will comply with applicable noise regulations and guidelines.

E. Solid waste production: The Project will produce approximately 10 tons of solid waste per day during construction and approximately 123 tons per month under full operation. Solid waste production will be minimized by onsite recycling of cardboard, paper and glass. Solid waste transport and disposal will be handled under contract by private haulers, and disposal will occur in accordance with applicable local and state regulations.

F. Erosion, flooding, leaching and drainage:

The Project plans and other supporting application materials indicate that there will be approximately 76+/- acres of land disturbance. The Property is not located in a

designated flood zone. The Erosion and Sediment Control Plan that is contained in the Project plans (Exhibit B to the Application) identifies the existing and proposed topography, temporary controls, bioretention areas, wet and dry detention ponds, and construction schedules associated with the proposed development. The Property is located in an MS4 zone. Any potential erosion concerns will be addressed by incorporating specified erosion and sediment controls for the construction phase of the Project in accordance with a State Pollution Discharge Elimination System ("SPDES") General Permit to be obtained from NYSDEC. The General Permit requires the preparation and implementation of the SWPPP that is designed to comply with technical standards for erosion control.

The control measures provided in the Project site plans, SWPPP, and other supporting application materials are sufficient to control potential erosion, drainage, flooding, or other impacts, which have the potential to occur as a result of construction activities. The measures proposed to minimize or eliminate any such impacts include the implementation of Best Management Practices (*i.e.*, Construction Management Techniques) as well as erosion and sediment control measures and pollution prevention controls. The construction of the Project will avoid or minimize to the maximum extent practicable any impacts associated with soil erosion by requiring previously disturbed areas to be reestablished before construction commences in another part of the Project construction site. Once construction is completed, erosion concerns are expected to diminish altogether with the implementation and continuation of the stormwater management and landscaping plans, as approved by appropriate agencies (*i.e.*, NYSDEC, Town of Clay). As a result of the foregoing, the Project is not anticipated to result in a significant adverse impact relative to erosion, flooding, leaching or drainage.

G. Other: In addition to the factors addressed in this Criterion, the Agency evaluated the potential for Project impacts related to odors and light.

With respect to odors, the proposed facility will not store liquids or other materials on site that could produce odors outside the building. Trucks visiting the Property will not use the site for layover or as a rest area, and the Applicant will enforce the New York State regulations concerning idling of trucks through the use of signage and an on-site "yard boss". The odors associated with truck activity will not differ from the conditions on the adjacent roadways, and the therefore the Project will not have a significant adverse impact with respect to odors.

The Project will increase outdoor light levels within the Property boundary as compared to current conditions. The lighting plan included with the Project plans (Exhibit B to the Application) indicates that outdoor light poles will use daylighting technology and have downwardly directed fixtures and/or shielding. The plan will ensure illumination sources do not exceed applicable Town Code provisions. The Town of Clay Planning Board will have final approval authority over the plan. Accordingly, the Project is not anticipated to have a significant adverse impact relative to light.

Criterion 2

The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse effects on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse effects to natural resources.

The Property consists of previously disturbed land currently used as a public golf course. The development of the Project will require the physical disturbance of approximately 76 acres, which will include the removal of existing vegetation to allow for various site improvements, including the proposed warehouse distribution building, parking areas, internal drives, and stormwater management design features. The remaining approximately 34 acres of the Property will remain undisturbed. Topsoil will be stockpiled onsite for reclamation. A landscaping plan has been developed for the Project that will reclaim any undeveloped lands by reusing stockpiled topsoil as appropriate and restoring or enhancing existing vegetation through the planting of over 1,400 deciduous and evergreen trees, as well as shrubs, grasses, and other groundcover throughout the developed portion of the Property.

The Property is neither home to, nor will the Project interfere with, the movement of any migratory fish or wildlife. Additionally, and as set forth in the Threatened And Endangered Species Assessment (Exhibit J to the application) ("Species Assessment"), the New York Natural Heritage Program informed Langan by letter dated July 26, 2019 that there exist no records of "rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity." However, according to the Species Assessment, several summer colonies and roosts of the state and federally endangered Indiana Bat (Myotis sodalis) have been documented within two miles of the Property. Both the NYSDEC and USFWS consider suitable Indiana bat habitat to be any wooded or treed areas within 2.5 miles of a known Indiana bat summer colony.

To ensure that no significant adverse impacts to the Indiana bat would result from the Project, a qualified bat biologist conducted a survey of the Project site in September and October 2019, including an analysis of trees that may be suitable habitat. The results of the survey are contained in the Applicant's report entitled "Indiana Bat Habitat Assessment and Conservation Recommendations", dated October 17, 2019 ("Bat Assessment"). According to the Bat Assessment, the presence of Indiana bats was not confirmed, but suitable habitat was identified that could potentially be used by Indiana bats. As a result, the Bat Assessment recommends that the removal of any potential Indiana bat roost trees occur between October 1 and March 31 when the bats are hibernating, which will avoid any indirect taking of bats during the roosting season (April 1 to September 30). The Applicant has committed to implementing the recommendation as part of the Project in coordination with the USFWS and NYSDEC.

Based on the findings and conclusions in the Bat Assessment, the removal of roost trees in connection with the Project in accordance with USFWS and NYSDEC requirements is not anticipated to result in a significant adverse impact to the Indiana bat population in the area.

Criterion 3

The impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of SEQRA.

The Property neither adjoins nor is located in a designated critical environmental area. As such, the Project will have no impacts in this regard.

Criterion 4

The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

The Property falls outside the boundaries governed by the Town of Clay's Local Waterfront Revitalization Plan and the Northern Land Use Study. Onondaga County's 2010 Development Guide for Onondaga County ("Development Guide"), dated June 1998, sets forth a list of goals for the County, including economic growth, fiscal strength, an attractive community and diversity and choice. With respect to economic growth, the Development Guide states "the economic growth through the creation of jobs is essential to the future of Onondaga County", and "the County encourages economic growth in locations that have excess infrastructure capacity, where development can occur without adversely impacting the environment." The Project site is within or immediately adjacent to industrial and commercial districts as depicted in the Development Guide's Land Use Vision. The Project's location and proposed use are aligned with the Development Guide, and the Project will provide much needed economic growth and job development, both short- and long-term, to Onondaga County.

Additionally, the Property is located on previously disturbed land that is proposed for conversion to an industrial/commercial use. The Property is bordered to the east and south by heavily traveled commercial corridors and is situated among other similar warehouse distribution, industrial, and commercial uses. A large I-1 Industrial District is located directly across Morgan Road from the Property. The Applicant filed a rezoning petition with the Town of Clay Town Board seeking to have the Property rezoned to I-1 Industrial District. At its meeting on October 9, 2019, the Town of Clay Planning Board unanimously recommended that the zone change petition be approved for a variety of reasons, including: (1) as stated in the Town Code, the I-1 Industrial District permits uses that are expected to be conducted in a manner that can be compatible with nearby commercial or residential uses; (2) the location of the Property and the Project aligns with and will be similar in character to the industrial uses located along Morgan Road; (3) the Project will provide economic benefits to the Town of Clay and Onondaga County; (4) the Project will help to alleviate tax burdens; (5) sufficient infrastructure and utilities exist to support the Project. In addition, the Onondaga County Planning Board recommended approval of the zone change to I-1 Industrial District on September 18, 2019.

As a result, the Project will not result in a significant adverse impact relative to officially approved or adopted plans or goals.

Criterion 5

The impairment of the character or quality of important historical, archaeological, architectural or aesthetic resources or of existing community or neighborhood character.

The Property is comprised of land currently used as a public golf course. It does not include any unusual or unique land forms, and it neither contains nor is located near any officially designated scenic or aesthetic resources. Additionally, there exist no important historic properties in close proximity to the Property. SHPO advised Langan in a letter dated August 26, 2019 (Exhibit K to the Application) that the Project will have no impact on archaeological and/or historic resources.

The Property's current appearance will change with the development of the Project, but the change will be consistent with surrounding land use patterns and improvements. As noted above, Town of Clay Planning Board unanimously determined the Property is suitable for industrial and/or commercial development. Current surrounding land use patterns include similar uses on and around Morgan Road (*i.e.*, Raymour and Flanigan Furniture warehouse, DOT Foods warehouse, and Dunk & Bright Furniture warehouse). Further, the Applicant has submitted a variety of materials depicting the Project and Property in order to give the Agency sufficient information to evaluate the post-construction size and appearance of the Project facility.

The application includes a series of visual renderings and an accompanying visual impacts narrative prepared by Langan. The renderings depict the proposed facility and landscaping improvements from four different locations around the Property – Morgan Road northbound, Morgan Road southbound, Plantation Boulevard, and Marietta Place. The view of the proposed building from Plantation Boulevard, more than 1,600 away, is blocked by a mature tree line beyond an intervening electric utility right of way. The view from Marietta Place is screened. A proposed earthen berm and extensive landscaping (as depicted in the Project plans at Exhibit B of the application), along with the distance of the building from the street, will block the view of the building. Views along Morgan Road are similarly benign. The proposed building will be set back from Morgan Road approximately 308', well in excess of the 200' required in an I-1 Industrial District. The Project's substantial landscaping plan, which includes the planting of over 1,400 trees, will serve as an aesthetically pleasing natural screen, and approximately 34 acres on the northern portion of the Property will remain undeveloped. Further, a variety of exterior building materials will be used to enhance the visual appearance of the warehouse distribution building. A balloon float performed by the Applicant on October 28, 2018 at the Property confirmed the visibility of the proposed building as depicted in the visual renderings.

While the proposed building will be taller than similar surrounding warehouse distribution buildings in the area, the visual renderings indicate that the building will be similar in appearance to surrounding uses and will maintain the appearance of the surrounding area as a result of the proposed landscaping, particularly along Morgan Road. While the Town of Clay Planning Board, as an involved agency, is ultimately responsible for addressing specific site plan related issues concerning the Project, including the appearance of the building façade and site

landscaping, the materials received from the Applicant to date, coupled with existing conditions in the surrounding area, support a determination that the Project will not result in any significant adverse impacts to the existing character of the community.

Criterion 6

A major change in the use of either the quantity or type of energy.

The Project will result in an increase in energy usage in the form of electricity and natural gas as the proposed facility is anticipated annual demand for electric service is 3,350 MWhrs, and the estimated daily demand for natural gas service is 30,350 CFH with 5 psi requested. According to the Energy Conservation Assessment (Exhibit H to the application) ("Energy Assessment"), the Project facility will be constructed and operated to maximize energy efficiency to the extent practical. The warehouse building will be constructed using energy-efficient building materials and mechanical systems. The building will be heated and cooled using natural gas and electricity, respectively. The internal temperature of the building will be maintained based on use and occupancy of each part of the building, with set temperatures designed to limit the number of days per year that the rooftop HVAC units run at full capacity. All mechanical equipment to be used within the building will meet or exceed energy code standards. LED lighting and motion sensors will be used throughout the proposed facility to avoid lighting areas not in use. Battery powered drive units will be used when and where appropriate.

Despite the increase in energy usage over current conditions, the Project meet will New York State Energy Code requirements. The Project will not trigger the need to create or extend an energy transmission supply system as electricity and natural gas are readily available at the site. Further, and as noted in the Energy Assessment, National Grid has confirmed in writing its ability to provide necessary utility service to the site as noted in the Energy Assessment. Accordingly, while the Project will result in a change in the quantity of energy used, the change will not constitute a significant adverse impact.

Criterion 7

The creation of a hazard to human health.

The Agency concludes that the Project will not create any human health hazards. There exists no evidence that contaminants exist on the Property or that the Project will expose humans to new sources of contaminants. Further, and as discussed elsewhere in this document and supporting materials, the Applicant has incorporated certain measures into various aspects of the Project to address potential impacts associated with construction, traffic, air quality, erosion, stormwater discharge, noise, and solid waste production.

Criterion 8

A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

The development of the Project will result in an increase in the intensity of use of the Property from an existing public golf course to a higher-intensity industrial/commercial use. The Property is not located in an agricultural district, nor does it feature prime soils. The Property makes up only a small fraction of the overall area of the Town of Clay, and this particular type of industrial/commercial use is not unique to the general locale or the citizenry, given the close proximity of similar land uses on and around Morgan Road (*i.e.*, Raymour and Flanigan Furniture warehouse, DOT Foods warehouse, and Dunk & Bright Furniture warehouse). As demonstrated by the Applicant's application and supporting materials, the Property is capable of supporting the proposed warehouse distribution facility.

There are no designated open space or recreational resources displaced by this Project. Open space is considered under SEQRA to be land that is left in a natural, undeveloped state for conservation, public recreation, scenic, or even agricultural purposes devoted to preserving unique sites. Additionally, recreational resources are those that provide opportunities for hunting, fishing, hiking, bird watching, and similar nature themed activities. Open space and recreational resources are typically publicly owned or operated. While the existing golf course is open to the public, the property is privately owned and requires the payment of a fee to play. Additionally, the Property is not undeveloped land and is not used for conservation, scenic or other similar purposes and therefore does not qualify as a recreational resource or open space as contemplated under SEQRA.

Development of the Property will disturb approximately 76 acres while 34 acres will remain undisturbed. Evaluating the Project under the proposed I-1 Industrial District bulk requirements, the proposed building footprint will be 17.3% (where 60% is allowed) and the proposed impervious surface coverage will be 43.9% (where 80% is allowed). As a result, the Project as proposed will not result in a significant adverse impact on agriculture, open space, or public recreation.

Criterion 9

The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

The Action will trigger an increase in the number of persons visiting the Property both during and after construction of the proposed Project, but this is not expected to have a significant adverse impact. As stated above in the discussion for Criterion 1, it is expected that the traffic associated with the Project will not significantly adversely impact existing traffic patterns along Morgan Road, Liverpool Bypass, Oswego Road, and surrounding roads. The Project is located along well traveled roads in one of the principal transportation and commercial corridors in the Town of Clay, and the attraction of persons to this area is an expected and desired outcome for purposes of Town of Clay land use planning. Over the long term, the Project may spur further economic growth in the surrounding area, but forecasting the impacts of such growth without knowing the precise identities or scope of proposed uses is too speculative to allow analysis at this time.

Criterion 10

The creation of material demand for other actions which would result in one of the above consequences.

The Project is not expected to create any significant or adverse demand for other actions or need for additional public services that would result in consequences described by the above criteria. The public water and sewer services to be provided by the Town of Clay will have adequate capacity to handle the Project, and the proposed ingress and egress points and internal drives are expected to satisfactorily facilitate vehicle movement.

According to the "Public Service Impact Assessment" prepared for the Project (Exhibit C to the Application), the Project will incorporate a variety of measures to ensure safety and security and thereby limit the need for police services. The proposed facility will include gates and guardhouses, video surveillance, alarms, and a loss prevention program to minimize theft, all of which will be operational 24 hours per day. While the change in use of the Property could lead to a potential rise in the need for police services, any impacts associated with the Project will be adequately addressed by the security measures to be implemented at the site. As a result, the Project is not anticipated to negatively impact the ability of the Onondaga County Sheriff's Office to serve the Property.

Additionally, sprinkler and standpipe connections will be labeled and located on the exterior of the building, and the interior of the building will have a state of the art fire suppression system meeting all applicable fire code standards. The Project is designed to provide 360 degree access to the building by fire engines, and fire hydrants will be located at specific locations on the Property to avoid unnecessary hose lays that may otherwise obstruct access. Designated fire lanes will be located at various locations in compliance with the Town of Clay Town Code, and the building will be designed with multiple entry and exit points in the event of an emergency. With these fire protection measures, the introduction of the Project to the area will not result in a significant adverse impact on the ability of the Moyers Corners Fire Department to provide fire protection services to the site.

With respect to emergency medical services, all ingress and egress drives will be designed to safely accommodate access by all emergency vehicles, including ambulances. Further, all building points of entry and hallways will be clearly marked and constructed in accordance with New York State Building Code requirements. Accordingly, the Project will not result in a significant adverse impact to the ability of local emergency medical services (*i.e.*, Northern Onondaga Volunteer Ambulance, Inc.) to carry out their duties at the Property.

Finally, the Project is not expected to create a substantial increase in the population of the area or in municipal budgets. It is anticipated the Project will create over 1,000 permanent jobs and approximately 300 jobs during construction. Almost all of the jobs will be filled from the existing labor pool and therefore no increase in population is expected. The Project will generate substantial property and/or sales tax revenue to the Town of Clay, Liverpool Central School District, and Onondaga County.

Criterion 11

Changes in two or more elements of the environment, no one of which has a significant effect on the environment, but when considered together result in a substantial adverse impact on the environment.

For the reasons set forth above and as supported by the record before the Agency, the Project will not result in multiple changes to the environment which, when considered together, result in a substantial adverse impact on the environment.

Criterion 12

Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant effect on the environment, but when considered cumulatively would meet one or more of the criteria in this section.

The Project consists of a single project consisting of the rezoning of the Property to I-1 Industrial District, the proposed construction and operation of a warehouse distribution facility and related improvements in compliance with the Town of Clay Town Code and applicable governmental agency permits and/or approvals, and the granting of financial and other assistance by the Agency, including the potential use of eminent domain, if necessary, and consistent with the requirements of New York State law, to facilitate implementation of any necessary traffic improvements. The Project is not dependent upon any other actions, nor is it related or connected to any other actions which would create the potential for a cumulative significant adverse environmental impact meeting any of the criteria in this section.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October 31, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of October, 2019.

(SEAL)

Genevieve A. Suits, Secretary

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