

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/ Treasurer/  
Executive Director

Timothy Fitzgerald  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**

584 Phoenix Drive  
Rome, New York 13441-4105  
(315) 338-0393, fax (315) 338-5694



Stephen R. Zogby  
Chairman

David C. Grow  
Vice Chairman

Franca Armstrong  
James J. Genovese, II

Aricca R. Lewis  
Kristen H. Martin  
Tim R. Reed

To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: May 19, 2025  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, May 23, 2025.** Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2632 324 4019 or attend in person. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Approve minutes – May 2, 2025
3. Consider a SEQR resolution relating to the Chobani, LLC Facility.
4. Consider an inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$51,625,000) and reduction in real property tax (valued at \$385,754,962) that provides the Company will make PILOT Payments (a) during the construction period: fixed annual payments of \$90,000.00; and (b) after the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40, with PILOT Payments to be allocated to the tax jurisdictions in accordance with an Agreement Allocating PILOT Payments, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
5. Consider a resolution relating to the Griffiss Local Development Corporation Master Lease Facility, authorizing the Agency to enter into an Option Agreement with GLDC and Bonacio Constructions, Inc. relating to the Building 212 Property, authorizing the partial release from the Master Lease and conveyance if said option is exercised, and approving the form and execution of related documents, subject to counsel review.
6. Consider an inducement resolution relating to the 126 Business Park Holdings LLC facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$13,125), exemptions from mortgage recording tax (valued at \$34,125) and reduction in real property tax (valued at \$635,387) for a period of 10 years, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy; adopting a finding that the project is reasonably necessary to discourage project occupants from relocating outside of New York State

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and/or preserving the competitive position in their industry; and authorizing the Agency to conduct a public hearing.

Old Business

Next meeting date: **Friday, June 20, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY.**

Minutes of the Meeting of the  
**Oneida County Industrial Development Agency**

May 2, 2025

584 Phoenix Drive, Rome, NY /Webex Video/Teleconference

**Members Present:** Steve Zogby, David Grow, Kristen Martin, Tim Reed, Aricca Lewis, and Franca Armstrong.

**EDGE Staff Present:** Shawna Papale, Tim Fitzgerald, CJ Hanrahan, Marc Barraco, Maureen Carney, and Mark Kaucher.

**Others Present:** Oneida County Executive Anthony Picente; Jenna Peppenelli and Mark Levitt, Levitt & Gordon; Kevin McAuliffe, Barclay Damon; Anthony Tubolino, IUOE 158; Donald Darcangelo, Plumbers & Pipefitters Local 112; Bill Maxim, North Atlantic States Regional Council of Carpenters; Robert Korrie, Mohawk Valley Builders Exchange

**Others Present Virtual:** Larry Novik, Bonacio Construction; Linda Romano, Bond, Schoeneck & King; Joseph Gehm and Steve Surace, 126 Business Park Holdings LLC.

S. Zogby called the meeting to order at 8:04 AM.

**Minutes – March 28, 2025**

S. Zogby presented the draft March 28, 2025 meeting minutes for review. **A. Lewis moved to approve the March 28, 2025 meeting minutes as presented. K. Martin seconded the motion, which carried 6-0.**

**Interim Financials**

M. Carney presented the March 31, 2025 interim financial statement. PAAA reports have been submitted on time. The Agency has closed on two projects so far this year – All Seasonings Ingredients and Lodging Kit Company – resulting in approximately \$24,000 in income. Without a significant need for cash, the Agency's CDs continue to automatically renew. There are several pending projects, for which the Agency has received application and commitment fees, which have not moved forward and ought to be addressed in the near future. The Agency's fund balance has decreased by 10% over the past 12 months. PILOT payments from Wolfsped have been received and disbursed. With no questions or comments, **the Agency received and accepted the interim financials as presented, subject to audit.**

**Chobani LLC – Preliminary Inducement Resolution**

S. Zogby introduced a preliminary inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$50,625,000) and reduction in real property tax (valued at \$385,747,722) that provides the Company will make PILOT Payments (a) during the construction period: in an amount equal to taxes calculated using the current assessed value of the Land; and (b) after the issuance of a Certificate of Occupancy: annual fixed payments of \$2,000,000 for forty (40) years, including scheduled incremental increases, with PILOT Payments to be allocated to the tax jurisdictions in accordance with an Agreement Allocating PILOT Payments, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing subject to a SEQR determination. K. McAuliffe pointed out that the resolution included an incorrect amount for requested sales tax exemption. The official request is \$51,625,000. S. Papale pointed out that the County is working aggressively to meet the project's infrastructure needs. By the time this project is completed, it is estimated that the County will spend about \$80-90M in site readiness. As such, a PILOT allocation agreement will be proposed to allow the County to recover some of the costs incurred for site prep. The County is currently working through SEQR and NEPA documentation, but some SEQR modifications need to be made to factor in accurate sewer discharge levels. S. Papale also clarified that the current assessment on the project property is about \$17,000 per acre, while L. Romano pointed out that the proposed PILOT payments ramp up after Year 10 of the PILOT schedule. The members spoke positively about this project's expected impact on the region, including for area dairy farmers and just the reputation that Chobani has in treating its employees well. **A. Lewis made a motion to approve the preliminary inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (corrected at \$51,625,000) and reduction in real property tax (valued at \$385,747,722) that provides the Company will make PILOT Payments (a) during the construction period: in an amount equal to taxes calculated using the current assessed value of the Land; and (b) after the issuance of a Certificate of Occupancy: annual fixed payments of \$2,000,000 for forty (40) years, including scheduled incremental increases, with PILOT Payments to be allocated to the tax jurisdictions in accordance with an Agreement Allocating PILOT Payments, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing subject to a SEQR determination. F. Armstrong seconded the motion, which carried 6-0.**

K. McAuliffe then stated that he expects the company to open a construction office soon, which will interact with the local trades. The company will also start working with educational institutions and training providers to help meet their workforce needs.

#### **126 Business Park LLC – Consent of Sale**

S. Zogby introduced a request from 126 Business Park LLC for the Agency to consent to the sale of its Facility and assignment of existing lease-leaseback documents to 126 Business Park Holdings LLC. With no questions or comments, **K. Martin moved to approve the request from 126 Business Park LLC for the Agency to consent to the sale of its Facility and assignment of existing lease-leaseback documents to 126 Business Park Holdings LLC. T. Reed seconded the motion, which carried 6-0.**

#### **126 Business Park Holdings LLC – SEQR Resolution**

S. Zogby introduced a SEQR resolution relating to the 126 Business Park Holdings LLC facility. The Agency is serving as lead agency and has determined the Project to be an “Unlisted Action.” T. Fitzgerald explained that the Agency is serving as lead agency because the proposed renovations did not require an environmental review from the City of Utica. With no questions or comments, **F. Armstrong moved to approve the 126 Business Park Holdings LLC SEQR resolution. K. Martin seconded the motion, which carried 6-0.**

#### **126 Business Park Holdings LLC – Inducement Resolution**

S. Zogby introduced an inducement resolution relating to the 126 Business Park Holdings LLC facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$13,125), exemptions from mortgage recording tax (valued at \$34,125) and reduction in real property tax (valued at \$635,387) for a period of 10 years, which financial assistance is consistent with the Agency’s Uniform Tax Exemption Policy; adopting a finding that the project is reasonably necessary to discourage project occupants from relocating outside of New York State and/or preserving the competitive position in their industry; and authorizing the Agency to conduct a public hearing. S. Zogby reminded the members that the proposed project would essentially cancel the already approved benefits for the property after this year, and restart a new 10-year PILOT. 2026 would be the first year of a new PILOT. The first year of assistance for this property was in 1994. D. Grow questioned why another five years of benefit is justified for this type and size of project. S. Papale stated that the benefits will retain good-paying jobs in Oneida County, and result in net new jobs in the community. J. Gehm expressed that the new ownership group does not have signed leases, and that the proposed benefits would be passed directly to the tenants, arguing that it is necessary to secure those leases. The proposed leases are for 10-year terms, which would coincide with the proposed PILOT term. D. Grow suggested that the Agency could consider extending the PILOT at the end of the existing term if one is deemed necessary to retain jobs. After some additional explanation from S. Surace regarding past investments in the property, and the alternative scenario available to Tidal Basin if a PILOT is not secured, S. Zogby requested additional information from the applicant which can justify the request for financial assistance. **Upon a motion by D. Grow, which was seconded by F. Armstrong, the Agency voted to table the 126 Business Park Holdings LLC inducement resolution, 6-0.**

#### **Griffiss Local Development Corporation (Building 796/798 Facility) – PILOT Extension**

S. Zogby introduced a request from Griffiss Local Development Corporation (Building 796/798 Facility) granting preliminary approval for financial assistance (valued at \$257,759) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current level (75% of taxes) relating to for-profit tenants and a full exemption to continue relating to not-for-profit tenants including GLDC, which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing. T. Fitzgerald gave a brief explanation of how this agreement came into effect. S. Papale shared that AFRL contractors are consolidating their footprints across the Griffiss Park. GLDC is working on renewing existing contracts and finding new tenants for the Building 796/798 facility, and across the rest of the Park. This includes trying to get childcare providers onto Griffiss. L. Romano pointed out that Ms. Papale’s explanation is the basis for this project’s deviation from the uniform tax exemption policy. After a brief discussion about the Agency’s role in facilitating childcare at Griffiss and across Oneida County, **K. Martin made a motion to approve the request from GLDC, as presented. This motion was seconded by D. Grow, and was approved 6-0.**

#### **Hangar Road Rome LLC – Change of Control of Existing Tenant**

S. Zogby introduced a request from Hangar Road Rome LLC to consent to the change of control of an existing tenant, consenting to the assignment of the existing sublease agreement and authorizing the form and execution of related documents, subject to counsel approval. **D. Grow made a motion to approve the request from Hangar Road Rome LLC, as presented. This motion was seconded by T. Reed, and was approved 6-0.** L. Novik from Bonacio thanked the members, and congratulated the community on the Chobani announcement. He said that the company has already been in touch with Bonacio concerning housing availability, and he looks forward to working with Chobani.

#### **B240 LLC – Commercial Space Conversion**

S. Zogby introduced a request from B240 LLC to convert commercial space to residential space (Building 2A); approve an amendment to the Recapture Agreement to eliminate the “Employment Obligation” and “mixed use” scoring requirement, to extend the previously authorized sales tax exemption to the conversion project through April 30, 2025, and authorize the form and execution of related documents, subject to counsel approval. S. Zogby made a corrected that the sales tax exemption would be extended through April 30, 2026. **K. Martin made a motion to approve the request from B240 LLC, as corrected by S. Zogby. This motion was seconded by F. Armstrong, and was approved 6-0.**

#### **Griffiss Local Development Corporation (Building 240 Facility) – PILOT Extension**

S. Zogby introduced a request from Griffiss Local Development Corporation (Building 240 Facility) granting preliminary approval for financial assistance (valued at \$0) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current full exemption, which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing. S. Papale explained that this is currently a vacant parcel of land, and that it is envisioned that the developers of Air City Lofts will eventually purchase this parcel for additional housing development. **F. Armstrong made a motion to approve the request from GLDC, as presented. This motion was seconded by K. Martin, and was approved 6-0.**

#### **Rome Community Brownfield Restoration Corporation (International Wire Facility) – PILOT Extension**

S. Zogby introduced a request from Rome Community Brownfield Restoration Corporation (International Wire Facility) granting preliminary approval for financial assistance in the form of extending the existing PILOT Agreement for an additional five years with PILOT Payments to (a) be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant (value estimated at \$20,201) and (b) to be fully exempt if the Facility is vacant and occupied by the Company (maximum value estimated at \$249,425), which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing. S. Papale provided the origin story of RCBRC, and explained the nature of the current lease with International Wire. It has been discovered that additional environmental remediation is needed at this site, so it is necessary for the current chain of title to remain in place until environmental remediation is complete and it becomes more feasible to sell the property to a private end-user. **T. Reed made a motion to approve the request from RCBRC, as presented. This motion was seconded by A. Lewis, and was approved 6-0.**

#### **Rome Community Brownfield Restoration Corporation (Complex 4 Facility) – PILOT Extension**

S. Zogby introduced a request from Rome Community Brownfield Restoration Corporation (Complex 4 Facility) granting preliminary approval for financial assistance (valued at \$72,821) in the form of extending the existing PILOT Agreement for an additional five years during which time the property will remain fully exempt from taxes, which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing. S. Papale shared that this site has the same environmental concerns as the International Wire Facility, and that additional remediation is being undertaken. D. Grow gave some additional background information about the property, and its potential for redevelopment. **D. Grow made a motion to approve the request from RCBRC, as presented. This motion was seconded by K. Martin, and was approved 6-0.**

#### **Adjournment**

With no further business, S. Zogby asked for a motion to adjourn. **At 9:19 AM T. Reed moved, and A. Lewis seconded a motion to adjourn. Motion carried, 6-0.**

Respectfully Submitted,  
Tim Fitzgerald

**SEQR Resolution  
Chobani, LLC Facility**

**RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY DETERMINING THAT ACTION  
TO PROVIDE FINANCIAL ASSISTANCE RELATING TO A  
PROJECT FOR THE BENEFIT OF CHOBANI, LLC WILL  
NOT HAVE A SIGNIFICANT EFFECT ON THE  
ENVIRONMENT**

WHEREAS, Chobani, LLC, on behalf of itself and/or the principals of Chobani, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") to assist with a two-phase project, the first phase consisting of the construction of a 1,418,000± square foot food processing building, including a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, and a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"), located on a portion of two parcels of land at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and the second phase consisting of acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements, and the Equipment and the construction and equipping of same are referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended ("SEQRA") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the Agency desires to determine whether the Project will have a "significant effect on the environment" (as said quoted term is defined in SEQRA and the Regulations) and therefore require the preparation of an environmental impact statement; and

WHEREAS, as background, the County of Oneida (the "County") served as lead agency in connection with a SEQRA review relating to proposed development of the Griffiss International Airport – Airport Business Park Redevelopment Project (the "Griffiss Airport Redevelopment Project"), which included a generic development project at the site of the Project, referred to as "Site 1" in the County SEQRA documents, and in that capacity completed a Full Environmental Assessment Form (the "Griffiss Airport

Redevelopment Project FEOF") detailing its findings, and made a negative declaration of environmental significance in a resolution passed on April 9, 2025; and

WHEREAS, on or about April 22, 2025, the Company prepared and submitted to the County a Full Environmental Assessment Form (the "Company FEOF") describing the Project;

WHEREAS, by letter dated May 7, 2025, the County sent notice to involved agencies (including the Agency) confirming that it would serve as lead agency for the SEQRA review of the Project because the Project is proposed to be sited in "Site 1" as detailed in the Griffiss Airport Redevelopment Project FEOF and associated SEQRA documents; and

WHEREAS, the County considered the Company FEOF and the Griffiss Airport Redevelopment Project FEOF and its April 9, 2025 negative declaration and such other information concerning the Project as it deemed appropriate and made a negative declaration of environmental significance relating to the Project in a resolution passed on May 14, 2025; and

WHEREAS, to aid the Agency in determining whether the Project and the Agency's proposed financial assistance relating thereto will have a significant effect upon the environment, (i) the Company has submitted to the Agency the Company FEOF, a copy of which was presented to and reviewed by the Agency at this meeting and copies of which are on file at the office of the Agency, and (ii) the Agency received the Griffiss Airport Redevelopment Project FEOF and related determinations and findings of the County with respect to the Project (collectively, the "Lead Agency Review Documents"), which are on file at the office of the Agency; and

WHEREAS, pursuant to the Regulations, the Agency has examined the Lead Agency Review Documents to assist in making a determination as to the potential environmental significance of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based on an examination of the Company's application to the Agency for financial assistance ("Application"), the Company FEOF, the Lead Agency Review Documents, and based further upon the Agency's knowledge of the area surrounding the Project and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project:

(A) The Project is as described in the Application, the Company FEOF, and the Griffiss Airport Redevelopment Project FEOF;

(B) The Project constitutes a "Type 1 action" (as defined in the Regulations);

(C) No potentially significant impacts on the environment are noted in the Company FEAF or the Griffiss Airport Redevelopment Project FEAF for the Project, and none are known to the Agency;

(D) The Project will not result in (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;

(E) The Project will not affect a critical environmental area as designated pursuant to 6 NYCRR 617.14(g);

(F) The Project will not conflict with the community's current plans or goals as officially approved or adopted;

(G) The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

(H) The Project will not result in a major change in the use of either the quantity or type of energy;

(I) The Project will not result in the creation of a hazard to human health;

(J) The Project will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;

(K) The Project will not result in 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;

(L) The Project will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;

(M) The Project will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;

(N) The Project will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR Section 617.7(c); and

(O) The Project will not cause or increase a disproportionate pollution burden on a disadvantaged community.

Section 2. The Agency hereby concurs with and adopts the determinations and findings of the Lead Agency that the Project will not have a significant impact on the environment and the Agency will not require the preparation of an environmental impact statement with respect to the Project. As a result, the Agency has prepared a negative declaration with respect to the Project.

Section 3. The Executive Director of the Agency is hereby directed to file in the Agency's records and all other locations required by SEQRA and the Regulations, a negative declaration with respect to the Project (said negative declaration to be substantially in the form and substantially to the effect of the negative declaration attached hereto).

Section 4. This resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK        )  
                                      : SS.:  
COUNTY OF ONEIDA        )

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the "Agency") with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened on May 23, 2025 at eight a.m., local time, at Rome, New York at which the following members were:

**Members Present:**

**EDGE Staff Present:**

**Other Attendees:**

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time, location and call-in information for said meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout..

IN WITNESS WHEREOF, I have hereunto set my hand as of \_\_\_\_\_, 2025.

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Shawna Papale, Secretary

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|  |              |  |
|--|--------------|--|
| Name of Action or Project:<br>Chobani Rome Facility  |              |  |
| Project Location (describe, and attach a general location map):<br>Portions of tax parcels 224.000-1-4.1 and 224.000-1-5; see attached map   |              |  |
| Brief Description of Proposed Action (include purpose or need):<br>Construction of a 1,800,000 +/- square foot special foods processing facility on 146 +/- acres at the north end of the Griffiss Business Park. Project will create 1070 jobs over three shifts with the plant operating 24 hours a day. Associated construction includes a parking lot for 950 cars, connection to existing infrastructure (water, sewer, gas, electric) with system upgrades to provide necessary capacity, a stormwater management system, and land grading. Off-site improvements along Perimeter Road and Route 825 are required. |              |  |
| Name of Applicant/Sponsor:<br>Chobani, LLC   |              | Telephone:<br><br>E-Mail: legal@chobani.com                      |
| Address: 669 County Road 25  |              |  |
| City/PO: New Berlin  | State: NY    | Zip Code: 13411  |
| Project Contact (if not same as sponsor; give name and title/role):<br>Marjorie De La Cruz, Chief Legal Officer  |              | Telephone: 607-847-7401<br>E-Mail: Marjorie.DeLaCruz@chobani.com |
| Address:<br>200 Lafayette Street, 6th Floor  |              |  |
| City/PO:<br>New York   | State:<br>NY | Zip Code:<br>10012   |
| Property Owner (if not same as sponsor):<br>County of Oneida   |              | Telephone:<br>E-Mail: acortese-kolasz@oneidacountyny.gov         |
| Address:<br>800 Park Ave   |              |  |
| City/PO:<br>Utica  | State:<br>NY | Zip Code:<br>13501   |

**B. Government Approvals****B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity   | If Yes: Identify Agency and Approval(s) Required                     | Application Date (Actual or projected)                              |
|---|--|---|
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees |  |   |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No     | City of Rome Planning Board  | April 2025  |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          |  |   |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                   | Oneida County Industrial Development Agency                          | April 2025  |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Oneida County Planning Board   | April 2025  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |  |   |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | NYS DEC (Stormwater, Air Permit, and Bulk Tank Storage Registration) | June 2025   |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                       | FAA  |   |
| i. Coastal Resources.   |  |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**C. Planning and Zoning****C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ 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):

Mohawk Valley Heritage Corridor

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?

Griffiss Business Redevelopment District - Flex Industrial Development Subdistrict

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? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? Rome City School District

b. What police or other public protection forces serve the project site?

City of Rome Police Department

c. Which fire protection and emergency medical services serve the project site?

City of Rome Fire Department

d. What parks serve the project site?

Fort Stanwix, Griffiss International Sculpture Garden, and Mohawk River Trail

### 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)? Specialized Food Production

b. a. Total acreage of the site of the proposed action? 146 acres

b. Total acreage to be physically disturbed? 130 acres

c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? 146 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)  
Industrial

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: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 2

- Anticipated commencement date of phase 1 (including demolition) 07 month 2025 year

- Anticipated completion date of final phase 12 month 2029 year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Phase 1 is the main production plant with office space to support the plant.

Phase 2 is an expansion of the production space and warehouse space.

f. Does the project include new residential uses? ☐ Yes ☒ No  
 If Yes, show numbers of units proposed.

|                             | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|-----------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase               | _____             | _____             | _____               | _____                                 |
| At completion of all phases | _____             | _____             | _____               | _____                                 |

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No  
 If Yes,

i. Total number of structures 4

ii. Dimensions (in feet) of largest proposed structure: 150 height; 1027 ft width; and 1713 ft length

iii. Approximate extent of building space to be heated or cooled: 1,800,000 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: Temporary storage of stormwater runoff for proper stormwater management

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: 3.32 million gallons; surface area: 4 acres

v. Dimensions of the proposed dam or impounding structure: 5 ft height; 835 ft length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth fill

---

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No  
 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): \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will 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: \_\_\_\_\_ 2,250,000 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: City of Rome
- 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: The County is modifying the infrastructure to meet the project's water demands.
- Source(s) of supply for the district: City of Rome Water Treatment Plant

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: \_\_\_\_\_ 3,100,000 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): The Company will pre-treat its wastewater discharge to a level that is acceptable to the City of Rome.

\_\_\_\_\_

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

- Name of wastewater treatment plant to be used: City of Rome Wastewater Treatment Plant
- Name of district: City of Rome
- 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

|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project?<br/>If Yes:               <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  |
| Existing gravity sewer lines in the immediately vicinity of the site are not appropriately sized to convey the additional flows. New, larger gravity lines are being installed by the County.   |  |  |
| iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?<br>If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |
| 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):<br>_____<br>_____   |  |  |
| vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____<br>_____<br>_____  |  |  |
| 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?<br>If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?<br/>                 _____ Square feet or _____ 69 acres (impervious surface)<br/>                 _____ Square feet or _____ 146 acres (parcel size)</li> <li>ii. Describe types of new point sources. <i>Discharges from stormwater management practices (detention basins, infiltration basins, and bioretention filters) that collect stormwater runoff from rooftops, asphalt areas, and adjacent lawn/pervious areas.</i></li> <li>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)?<br/>                 Existing underground stormwater conveyance system.<br/>                 _____<br/>                 _____           <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> </ul> </li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?   |  |  |
| 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?<br>If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)<br/>                 Tractor trailers (inbound [delivery of raw product, packaging materials, etc.] and outbound [finished, packaged product])</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)<br/>                 Diesel generators</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)<br/>                 Process emissions, boilers</li> </ul>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| 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?<br>If Yes: <ul style="list-style-type: none"> <li>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)</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ 300,000 Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ NA Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ NA Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ NA Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ NA Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ NA Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>  |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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): \_\_\_\_\_

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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): \_\_\_\_\_

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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): \_\_\_\_\_  
1,520 trips/day (1 truck entering & exiting = 2 trips) semi trailers and refrigerated tankers

iii. Parking spaces: Existing 0 Proposed 950 Net increase/decrease +950

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:  
A traffic roundabout will be constructed at the intersection of Perimeter Rd and NYS Route 825; Perimeter Rd will be re-constructed for heavy duty traffic.

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: \_\_\_\_\_  
21 Mega Watts

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

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: 7AM - 2 PM
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: 8AM - 5PM + 24 HR Production
- Saturday: 24 HR Production
- Sunday: 24 HR Production
- Holidays: 24 HR Production

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:  
 During construction (at source) - heavy equipment operation will generate approximately 100 decibels  
 During operation (at source)- plant equipment will generate approximately 73 decibels

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No  
 Describe: \_\_\_\_\_

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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:  
 Pole-mounted exterior lights will be installed within the parking lot, maximum height of fixture 34 feet. Nearest residence approx. 1950 ft

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No  
 Describe: \_\_\_\_\_

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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: \_\_\_\_\_

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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:  
 Acidic and caustic chemicals stored inside the building using double walled containers in a bulk storage room.

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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: \_\_\_\_\_ 5 tons per \_\_\_\_\_ week (unit of time)  
 • Operation : \_\_\_\_\_ 10 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: mandatory recycling of appropriate materials will be enforced during construction; separate recycling containers will be provided. Concrete washout and abandoned taxi-way to be broken up and used as riprap or general fill.  
 • Operation: cardboard, metal, plastic recycling  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill  
 \_\_\_\_\_  
 • Operation: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill  
 \_\_\_\_\_

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): golf course nearby, airport

ii. If mix of uses, generally describe: \_\_\_\_\_

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                               | 19 Acres        | 69 Acres                         | +50 Acres          |
| • Forested   |                 |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 127 Acres       | 0 Acres                          | -127 Acres         |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        |                 |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           |                 |                                  |                    |
| • Wetlands (freshwater or tidal)   |                 |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   |                 |                                  |                    |
| • Other<br>Describe: <u>Stormwater Management Practices, landscaped/maintained lawns</u> | 0               | 77 Acres                         | +77 Acres          |

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:  
Airport was originally the Griffiss Air Force Base, which generated hazardous waste from 1940-1974. Cleanup of tanks and contamination occurred in 1985, 1997, and 2002. Griffiss is on the Superfund National Priorities List and in the Installation Restoration Program.

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): \_\_\_\_\_  
☒ 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): 633006  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

The Griffiss International Airport is part of the former 3,550 acre Griffiss Air Force Base. The base was placed on the NPL in 1987. Of the approximately 2,900 acres, 650 acres remain on the NPL in various stages of remediation and monitoring. The project site is not part of the 650 acres that remain on the NPL.

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

- If yes, DEC site ID number: 633006
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: Development and use is restricted to industrial, commercial, and non-residential land uses.
- 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? \_\_\_\_\_ +/- 20 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

|                         |      |
|-------------------------|------|
| Covert loamy sand       | 30 % |
| Windsor loamy fine sand | 70 % |
|                         | %    |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ +/- 8 feet

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

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ 100 % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

|                                     |            |                        |
|-------------------------------------|------------|------------------------|
| • Streams:                          | Name _____ | Classification _____   |
| • Lakes or Ponds:                   | Name _____ | Classification _____   |
| • Wetlands:                         | Name _____ | Approximate Size _____ |
| • Wetland No. (if regulated by DEC) | _____      |                        |

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: \_\_\_\_\_

---

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: Principal Aquifer

|   |   |  |
|---|---|--|
| m. Identify the predominant wildlife species that occupy or use the project site:   |   |  |
| Eastern Gray/American Red Squirrels<br>variety of rodents<br>Eastern chipmunk   | Red Fox<br>Ground Hog<br>variety of birds, butterflies, moths | Raccoon<br>Eastern Cottontail<br>common garter snake |
| n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| 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:   |   |  |
| <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>   |   |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |   |  |
| If Yes:   |   |  |
| i. Species and listing (endangered or threatened): _____  |   |  |
| Upland Sandpiper  |   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| If Yes:   |   |  |
| i. Species and listing: _____   |   |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| If yes, give a brief description of how the proposed action may affect that use: _____  |   |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>   |   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| If Yes, provide county plus district name/number: _____   |   |  |
| b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |
| If Yes:   |   |  |
| i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |   |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: SHPO Site No. 06541-000445</li> <li>iii. Brief description of attributes on which listing is based:<br/>J &amp; A Holland Complex (farmstead site) on east side of Wright Settlement Road</li> </ul>  |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>  |  |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: North Country National Scenic Trail, Fort Stanwix National Monument</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): national scenic trail, national monument</li> <li>iii. Distance between project and resource: trail 1/4 mile; monument 2 miles.</li> </ul>  |  |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>  |  |

#### 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 Kevin R. McAuliffe, Esq. (Barclay Damon LLP) Date April 22, 2025

Signature  Title Attorney for Applicant

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

Project :

Date :

Chobani Rome Facility

May 23, 2025

**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)

*If “Yes”, answer questions a - j. If “No”, move on to Section 2.*

☐ NO☒ YES

|   | 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. The proposed action may involve construction on slopes of 15% or greater.  | E2f                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.                  | E2a                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.  | D2a                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.  | D1e                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.   | B1i                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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: _____<br>_____  | E2g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____ | E3c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. Other impacts: _____<br>_____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

**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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.  | D2a                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.  | D2a, D2h                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.   | D2c                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).   | D2d                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.   | E2h                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.  | D2q, E2h                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.   | D1a, D2d                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|                                  |  |                                     |                          |
|----------------------------------|--|-------------------------------------|--------------------------|
| l. Other impacts: _____<br>_____ |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|-------------------------------------|--------------------------|

| <b>4. Impact on groundwater</b><br>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.<br>(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)<br><i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i> |                             |  |                                    |
|---|-----------------------------|--|------------------------------------|
|   |                             | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES       |
|   | 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                         | <input type="checkbox"/>               | <input type="checkbox"/>           |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____  | D2c                         | <input type="checkbox"/>               | <input type="checkbox"/>           |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.   | D1a, D2c                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| d. The proposed action may include or require wastewater discharged to groundwater.   | D2d, E2l                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>               | <input type="checkbox"/>           |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.  | D2p, E2l                    | <input type="checkbox"/>               | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>               | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____  |                             | <input type="checkbox"/>               | <input type="checkbox"/>           |

| <b>5. Impact on Flooding</b><br>The proposed action may result in development on lands subject to flooding.<br>(See Part 1. E.2)<br><i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i> |                             |                                     |   |
|---|-----------------------------|-------------------------------------|---|
|   |                             | <input type="checkbox"/> NO         | <input checked="" type="checkbox"/> 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 development in a designated floodway.  | E2i                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| b. The proposed action may result in development within a 100-year or a 500-year floodplain.  | E2j, E5a, E5b               | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| c. The proposed action may result in development in an area potentially affected by sea level rise.   | E2k, E5c                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| d. The proposed action may result in, or require, modification of existing drainage patterns.   | D2b, D2e                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| e. The proposed action may change flood water flows that contribute to flooding.  | D2b, E2i, E2j, E2k          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?  | E1e                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |

|                                  |  |                                     |                          |
|----------------------------------|--|-------------------------------------|--------------------------|
| g. Other impacts: _____<br>_____ |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|-------------------------------------|--------------------------|

## 6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

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

☐ NO

☒ YES

|  | 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 have the potential to emit one or more regulated air contaminants at or above the following levels:<br>i. More than 100 short tons/year of carbon monoxide (CO)<br>ii. More than 100 short tons/year of oxides of nitrogen (NO <sub>x</sub> ) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island<br>iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5)<br>iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island<br>v. More than 100 short tons/year of sulfur dioxide (SO <sub>2</sub> ) | D2g<br>D2g<br><br>D2g<br>D2g<br><br>D2g | <input type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | <input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.  | D2g                                     | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.  | D2f, D2g                                | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", _____ above.   | D2g                                     | <input type="checkbox"/>  | <input checked="" type="checkbox"/>   |
| e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.  | D2f, D2s                                | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.  | D2g                                     | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| g. The proposed action will emit more than 10,000 metric tons of CO <sub>2</sub> equivalents per year.   | D2h                                     | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.   | C2d                                     | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| i. Other impacts: _____  |   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |

**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<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>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                               | <input type="checkbox"/>               | <input checked="" type="checkbox"/>         |
| 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                               | <input type="checkbox"/>               | <input checked="" type="checkbox"/>         |
| 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                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| 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                               | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |

|  |     |                                     |                                     |
|--|-----|-------------------------------------|-------------------------------------|
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____   | E2n | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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: <del>Grassland, meadows, or brushlands, loss of 127 acre (Part 1, E1b)</del><br>_____ | E1b | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.   | D2q | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| j. Other impacts: _____<br>_____   |     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>8. Impact on Agricultural Resources</b><br>The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES<br><i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.  | E2c, E3b                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).   | E1a, E1b                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.  | E3b                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.   | E1 a, E1b                          | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.  | C2c, C3, D2c, D2d                  | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.  | C2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| h. Other impacts: _____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

| <b>9. Impact on Aesthetic Resources</b><br>The land use of the proposed action is 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.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> |                             |  |  |
|---|-----------------------------|--|--|
|   |                             | <input type="checkbox"/> NO  | <input checked="" type="checkbox"/> YES              |
|   | 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                         | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.   | E3h, C2b                    | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round  | E3h                         | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism-based activities  | E3h<br>E2q,<br>E1c          | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.  | E3h                         | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile  | D1a, E1a,<br>D1f, D1g       | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| g. Other impacts: _____<br>_____  |                             | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |

| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>   |                             |                                     |   |
|---|-----------------------------|-------------------------------------|---|
|   |                             | <input type="checkbox"/> NO         | <input checked="" type="checkbox"/> YES |
|   | 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____   | E3g                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |

|   |   |   |   |
|---|---|---|---|
| d. Other impacts: _____<br>_____  |   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>  |
| <p>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:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property's setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.</p> | <p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |

|   |                                    |                                      |   |                             |   |
|---|------------------------------------|--------------------------------------|---|-----------------------------|---|
| <b>11. Impact on Open Space and Recreation</b><br>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.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 12.</i> |                                    |                                      |   | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |                             |   |
| 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   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |                             |   |
| b. The proposed action may result in the loss of a current or future recreational resource.   | C2a, E1c, C2c, E2q                 | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |                             |   |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.  | C2a, C2c E1c, E2q                  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |                             |   |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.  | C2c, E1c                           | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |                             |   |
| e. Other impacts: _____<br>_____  |                                    | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                  |                             |   |

|   |                                    |                                      |   |  |                              |
|---|------------------------------------|--------------------------------------|---|--|------------------------------|
| <b>12. Impact on Critical Environmental Areas</b><br>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br><i>If "Yes", answer questions a - c. If "No", go to Section 13.</i> |                                    |                                      |   | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |  |                              |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |  |                              |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |  |                              |
| c. Other impacts: _____<br>_____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |  |                              |

**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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. The proposed action will degrade existing transit access.  | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.                    | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. The proposed action may alter the present pattern of movement of people or goods.                  | D2j                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. Other impacts: _____<br>_____  |                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.  | D2k                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.  | D1g                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Other Impacts: _____<br>_____   |                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| c. The proposed action may result in routine odors for more than one hour per day.   | D2o                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|   |          |                                     |                          |
|---|----------|-------------------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____<br>_____  |          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

☐ NO

☒ YES

|   | Relevant Part I Question(s) | No, or small impact may occur       | 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. The site of the proposed action is currently undergoing remediation.   | E1g, E1h                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| g. The proposed action involves construction or modification of a solid waste management facility.  | D2q, E1f                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| h. The proposed action may result in the unearthing of solid or hazardous waste.  | D2q, E1f                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.  | D2r, D2s                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 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<br>E1h             | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.   | E1f, E1g                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| l. The proposed action may result in the release of contaminated leachate from the project site.  | D2s, E1f,<br>D2r            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| m. Other impacts: _____<br>_____  |                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

| <b>17. Consistency with Community Plans</b><br>The proposed action is not consistent with adopted land use plans.<br>(See Part 1. C.1, C.2. and C.3.)<br><i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i> |                                   |  |                                    |
|--|-----------------------------------|--|------------------------------------|
|  |                                   | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES       |
|  | 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<br>E1a, E1b           | <input type="checkbox"/>               | <input type="checkbox"/>           |
| 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                                | <input type="checkbox"/>               | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.  | C2, C2, C3                        | <input type="checkbox"/>               | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.  | C2, C2                            | <input type="checkbox"/>               | <input type="checkbox"/>           |
| 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,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>               | <input type="checkbox"/>           |
| f. The proposed action is in an area characterized by low density developmentthat will require new or expanded public infrastructure.  | C4, D2c, D2d<br>D2j               | <input type="checkbox"/>               | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)  | C2a                               | <input type="checkbox"/>               | <input type="checkbox"/>           |
| h. Other: _____<br>_____   |                                   | <input type="checkbox"/>               | <input type="checkbox"/>           |

| <b>18. Consistency with Community Character</b><br>The proposed project is inconsistent with the existing community character.<br>(See Part 1. C.2, C.3, D.2, E.3)<br><i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i> |                                |                                     |   |
|--|--------------------------------|-------------------------------------|---|
|  |                                | <input type="checkbox"/> NO         | <input checked="" type="checkbox"/> YES |
|  | 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                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)   | C4                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| 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<br>D1g, E1a        | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.  | C2, E3                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| e. The proposed action is inconsistent with the predominant architectural scale and character.   | C2, C3                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| f. Proposed action is inconsistent with the character of the existing natural landscape.   | C2, C3<br>E1a, E1b<br>E2g, E2h | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |
| g. Other impacts: _____  |                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>                |

**19. Impact on Disadvantaged Communities**

The proposed project may impact a disadvantaged community.  
(See Part 1. E.4)

☐ NO☒ YES

*If “Yes”, answer questions a - g . If “No”, proceed to Part 3.*

|   | Relevant<br>Part I<br>Question(s)  | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
|---|--|--|---|
| a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the <a href="https://on.ny.gov/DACAT">Disadvantaged Community Assessment Tool (https://on.ny.gov/DACAT)</a> ?  | E.4.c  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.  | D.2.f-i, E.4   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.  | D.2.d  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.   | D.2.r, D.2.s,<br>D.2.t, E.1.f,<br>E.1.g  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| e. The proposed action may increase traffic within a disadvantaged community.   | D.2.j  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| f. The proposed action affects or involves one or more of the following facility types:<br>i. landfill;<br>ii. other industrial, manufacturing, or mining land uses;<br>iii. major oil or chemical bulk storage facility;<br>iv. municipal waste combustor;<br>v. power generation facility;<br>vi. risk management plan site;<br>vii. remediation site; or<br>viii. scrap metal processor. | C.3.c, D.1.a,<br>D.1.g, D.2.a,<br>D.2.d, D.2.f,<br>E.1.a, E.1.b,<br>E.1.h, E.1.v,<br>E.4 | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |
| g. Other impacts: _____   |  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>                    |

## 20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

☒ NO ☐ YES

(See Part 1. E.5)

If “Yes”, answer questions a - e. If “No”, proceed to Part 3.

|  | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |
|--|-----------------------------------|--|---|
| a. The proposed action is vulnerable to damage from a projected 100-year flood.  | E2j, E5a                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| b. The proposed action is vulnerable to damage from a 500-year flood.  | E2k, E5b                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| c. The proposed action is in an area potentially affected by sea level rise.   | E5c                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| d. The proposed action may increase the vulnerability of human or ecological communities to the following:<br>i. drought<br>ii. temperature extremes (hot or cold)<br>iii. extreme storms, including high winds<br>iv. landslides<br>v. coastal erosion<br>vi. stormwater flooding<br>vii. other climate or weather hazards? If yes, describe: _____ | E5d                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| e. Other impacts: _____  |                                   | <input type="checkbox"/>               | <input type="checkbox"/>                    |

***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 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 Part 3 attachment.

**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

~~Oneida County Lead Agency Documents for Triangle Area at Airport Business Park Development at the Griffiss International Airport. See Part 3 attachment for additional support information.~~

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Oneida County Industrial Development Authority \_\_\_\_\_ 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 that will be required by the lead agency:

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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: **Chobani Rome Facility**

Name of Lead Agency: **Oneida County Industrial Development Authority**

Name of Responsible Officer in Lead Agency: **Shawna Papale**

Title of Responsible Officer: **Executive Director**

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Shawna Papale

Address: 584 Phoenix Drive, Rome, NY 13441

Telephone Number: 315-338-0393

E-mail: [spapale@mvedge.org](mailto:spapale@mvedge.org)

**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>

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**Attachment to Negative Declaration  
Dated: May 23, 2025  
Chobani, LLC Facility**

**Description of the Proposed Project**

Chobani, LLC proposes to construct a new special foods processing facility on a portion of two parcels of land at Perimeter Road and Perimeter Road West at the Griffiss International Airport in Rome, New York (the “Project”). The Project will include a 1,418,000± square foot food processing facility, including a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, and a 117,000± square foot wet receiving and physical plant, together with parking (950 vehicles), landscaping and buffering. The Project also includes the acquisition and installation of equipment necessary to operate the facilities.

Construction is planned to occur in two (2) phases. Phase 1 includes construction of the main production facility with supporting office space. Phase 2 includes an expansion of the production space and warehousing. Upon completion of the construction (anticipated to be in 2029), approximately 1070 jobs would be created over a three-shift, 24-hour per day production operation.

**SEQRA Coordination Process**

Oneida County (the “County”) served as lead agency in connection with a State Environmental Quality Review Act (“SEQRA”) process relating to proposed development of the Griffiss International Airport – Airport Business Park Redevelopment Project (the “Griffiss Airport Redevelopment Project”), which included a generic development project at the site of the Project, referred to as “Site 1” in the County SEQRA documents. As lead agency, the County completed a Full Environmental Assessment Form (the “Griffiss Airport Redevelopment Project FEAF”) detailing its findings and issued a negative declaration of environmental significance in a resolution passed on April 9, 2025.

On or about April 22, 2025, Chobani, LLC prepared and submitted to the County Part 1 of a Full Environmental Assessment Form (the “Chobani FEAF”) describing its proposed Project. Thereafter, by letter dated May 7, 2025, the County sent notice to involved agencies confirming that it would serve as lead agency for the SEQRA review of the Project because the Project is proposed to be sited in “Site 1” as detailed in the Griffiss Airport Redevelopment Project FEAF and associated SEQRA documents. The County considered the Chobani FEAF and the Griffiss Airport Redevelopment Project FEAF, its April 9, 2025 negative declaration, and other information concerning the Project as it deemed appropriate and issued a negative declaration of environmental significance relating to the Project in a resolution passed on May 14, 2025.

Chobani, LLC submitted an application for financial assistance to the Oneida County Industrial Development Agency (“Agency”) and, simultaneously, submitted a copy of the Chobani FEAF for the Agency’s consideration.

## **Determination of Significance – Reasons Supporting the Negative Declaration**

In making its determination of significance, the Agency thoroughly analyzed the Project and its environmental setting. The Agency utilized the criteria specified in 6 NYCRR Part 617.7, examined the Chobani FEAF, the Griffiss Airport Redevelopment Project FEAF, the negative declarations and related determinations and findings of the County with respect to the Project. This information, together with other available supporting information, including the Agency's knowledge of the Project site, led to the finding that there are no significant adverse impacts on the environment associated with the Project.

At the outset, there will be an impact on the existing land due to facility construction, including vegetation removal. Because the Project will be constructed in an area with significant existing industrial and commercial development, including the adjacent airport, and mitigation measures will be utilized to address the potential for erosion during construction, this is not considered to be an adverse impact. As part of the New York State Department of Environmental Conservation ("NYSDEC") stormwater pollution prevention plan ("SWPPP"), a construction plan will be required for each of the two (2) phases of construction that will identify construction access points, staging areas, haul routes, spoil areas, work areas, construction trailer locations, parking and best management practices. During Project operation, stormwater management practices (e.g., detention basins, infiltration basins and bioretention filters) will be used to collect stormwater runoff.

The Project will not result in a substantial adverse change in existing air quality. While it is possible that the Project will require an air operating permit issued by the NYSDEC, such permit will contain conditions that ensure compliance with applicable air regulations.

The Project may result in the loss of flora or fauna. Based on a US Fish & Wildlife Service ("USFWS") Official Species Letter the County obtained on February 27, 2025, one endangered species (Northern Long-eared Bat), one proposed endangered species (Tricolored Bat), and one candidate species (Monarch Butterfly) may occur in the vicinity of the Project site. The County retained C&S Engineers to conduct a Species and Habitat Assessment in April 2024 to determine if the site has suitable foraging and roosting/breeding habitat for federally protected species, and the conclusion was the Project site does not have the potential to contain Northern Long-eared Bat ("NLEB") roosting/breeding habitat but does have the potential for suitable foraging habitat. The County determined that there would be no effect based on the following:

- USFWS Information for Planning and Consultation ("IPaC") data letter indicates the Project is located in an area where the NLEB is not likely to occur.
- NYSDEC data indicated that there are no documented summer occurrences within 1.5 miles of the Project area, and there are no known hibernacula within 5 miles of the Project.
- Tree clearing will not be completed within 0.25 mile of known hibernacula or within 150 feet of any known, occupied NLEB bat maternity roosts.

- Tree removal and clearing will be completed between November and February to avoid the species summer occupancy season.
- A significant amount of existing forested habitat and connective wildlife corridors will remain near the Project area.
- Minimize the duration of the construction period to the extent possible.

The Project will not significantly reduce the foraging potential within and adjacent to the Project area post-construction. Therefore, adverse impacts to NLEB and Tricolored Bats is not expected.

The County made a no effect determination for the Monarch Butterfly based on the following:

- The Project preserves approximately 30 acres of grassland areas within the Project site boundary.
- The Project requires the creation of approximately 187.23 acres of grassland.
- A significant amount of existing grassland habitat and connective wildlife corridors will remain near the Project site. Minimize the duration of the construction period to the extent possible.

Although there is a loss of mowed lawn/grassland areas and reduction in habitat on the Project site, there are mowed lawn/grassland areas within and adjacent to the Project site.

In addition, the County's coordination with the NYSDEC dated September 6, 2021, and the New York Natural Heritage Program ("NYNHP") dated October 4, 2022, identified the Upland Sandpiper (threatened) as having been documented within the Project area. The Upland Sandpiper is known to be present at the Airport due to the large areas of maintained/mowed lawn. From January 5, 2023 through February 2025, meetings, field visits, and coordination occurred between County representatives and the NYSDEC regarding Upland Sandpiper impacts and mitigation measures. The required mitigation ratio approved by the NYSDEC in email correspondence dated December 15, 2023 is 187.23 acres (3:1 ratio). Avoidance and mitigation measures will occur.

There are no wetlands in the vicinity of the Project site. As noted above, a storm water permit for construction activities will be required in connection with Project construction and a condition of that permit will be to prepare a SWPPP to ensure there are no adverse impacts. The SWPPP will address, among other things, the potential for erosion of site soils during the construction phase and will serve to prevent impacts that would otherwise occur due to erosion.

The Project site is not used for agricultural, open space or recreational resources, and accordingly, there will be no impact on these resources. The Project will not result in the impairment of the environmental characteristics of a critical environmental area, since there are no areas on the Project site that have been designated as critical environmental areas.

The Project will not result in a substantial adverse impact due to noise levels. The noise level is expected to be approximately 100 dB during construction, but construction will be temporary and will occur from 7 am to 7 pm during the week and 7 am to 2 pm on Saturdays. The noise level will be approximately 73 dB during Project operations. Construction of a noise barrier is also planned to mitigate any potential noise impacts.

The Project will result in the creation of a parking area for 950 vehicles, but the Project site is able to accommodate such a parking area. There will be an increase in traffic from Project development and operation but given the existing commercial and industrial nature of the Project vicinity, the increase will not be substantial. Additionally, infrastructure upgrades will be made to roads servicing the Project to accommodate any increase in traffic. The County completed a traffic study in April 2023 and consulted with the NYS Department of Transportation to develop the proposed roadway improvements and mitigation measures such that there will be no impact or a small impact from increased Project traffic.

The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources. The County coordinated its SEQRA review with the NYS Office of Parks, Recreation and Historic Preservation.

No information suggests the Project will have any impact on solid waste production or disposal; a substantial increase in potential for flooding, leaching or drainage problems; a major change in the use of either the quantity or type of energy; future physical climate risks; nor will it conflict with the community's current plans or goals as officially approved or adopted.

Per the NYSDEC's Disadvantaged Community Assessment Tool, the Project is located in a disadvantaged community (DAC) "identified as having comparatively higher burdens and vulnerabilities." There will be temporary construction noise from Project construction, as discussed above. Any new air emissions will be in compliance with all NYSDEC regulations and permit requirements. All wastewater will be pretreated at the proposed facility to City of Rome specifications and discharged to the City's existing wastewater collection system. The Project does not create or expand a hazardous waste management facility and will not generate hazardous waste. The Project will not cause or increase a disproportionate pollution burden on a disadvantaged community.

The Agency has determined that no potentially significant impacts on the environment are noted in the Chobani FEAF or the Griffiss Airport Redevelopment Project FEAF, and none are known to the Agency. This determination of non-significance has been made in accordance with 6 NYCRR § 617.7(c). This determination was based on the identification and evaluation of potential Project impacts on land, water, air and climate, plants and animals, agricultural land resources, aesthetic resources, historic and archeological resources, open space and recreation, critical environmental areas, transportation, energy, odor, noise, and light, human health, growth and character of the community, impacts to disadvantaged communities, future physical climate risks, and other relevant environmental concerns.



# Griffiss International Airport

660 Hangar Road, Suite 223  
Rome, NY 13441  
Telephone: 315-736-4171/ Fax: 315-736-0568

ANTHONY J. PICENTE, JR.  
County Executive

EDWARD A. ARCURI  
Commissioner of Aviation

## SENT VIA EMAIL

April 21, 2025

Distribution List

Re: Griffiss International Airport  
Airport Business Park Development Project  
SEQR FEAF and Determination

Dear Ms. Papale:

Oneida County has been established as lead agency for the proposed Airport Business Park Development project at the Griffiss International Airport (RME) in accordance with the State Environmental Quality Review (SEQR) Act. A resolution passed by the County Legislative body on December 18, 2024, stated the County's intent to act as Lead Agency and determined the project constitutes a Type 1 Action pursuant to SEQRA. A 30-day coordinated review with involved agencies took place from January 7, 2025, to February 7, 2025, with no agencies disputing the County's request for Lead Agency.

The purpose of the Proposed Project is to develop a large, unused "Triangle Area" at Griffiss International Airport (RME) with a mix of aeronautical and non-aeronautical uses to become more financially self-sustaining by maximizing the revenue potential of land under its ownership for the benefit of the Mohawk Valley region. The need for the Proposed Project is to generate airport revenue, promote orderly land use planning, and meet the demand for economic growth. The revenue will be used to construct, improve, and maintain Airport facilities and services while offsetting operating costs. Development of the Proposed Project is envisioned as a long-term process that is dependent on market response. The Proposed Project is broken into three distinct sites with separate activities (refer to figures in the FEAF).

- ◆ Site 1 is the main "Triangle Area" totaling 286 acres to be developed as an Airport Business Park
- ◆ Site 2 is the location of the 160.5-acre Mohawk Glen Golf Course property recently acquired by Oneida County. The intent is to rezone the parcel from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial.
- ◆ Site 3 is a 192-acre site that will be used to create new Upland Sandpiper habitat to offset impacts within Site 1.

## Site 1

Key components of Site 1 development are summarized below. The Proposed Airport Business Park Development Project consists of the following elements:

- ✦ Excavating/grading of approximately 135.5 acres of land that includes:
  - ◆ New building construction (43.9 acres: 33.3 acres non-aeronautical buildings and 10.6 acres of aeronautical buildings)
  - ◆ Installation of utility corridors to connect to public systems (i.e., water, sewer, electric, gas)
  - ◆ Installation of five stormwater management areas, construction of paved roads and automobile parking areas, and installation of transportation infrastructure (i.e., access roads, sidewalks, curbs, street lighting, etc.)
  - ◆ Construction of traffic roundabout
  - ◆ Construction of aircraft parking apron
  - ◆ Construction of noise barrier
  - ◆ Landscaping (i.e., installing irrigation, plantings, etc.)
- ✦ Installation of new perimeter fence (12,035 linear feet) and removal of existing perimeter fence (11,163 linear fence)
- ✦ Reserved greenspace (8.5 acres)
- ✦ Removal of 17.5 acres of trees and 340 individual trees
- ✦ Demolition of two buildings
- ✦ Building 222 (former Hush House Building 5771) 1
- ✦ Tactical Air Navigation System (TACAN) electrical building
- ✦ Development of 187-acre upland sandpiper mitigation site
- ✦ Land acquisition or property transfer:
  - ◆ Fee simple for traffic roundabout, 0.05 acres (tax parcel 224.000-1-1)
  - ◆ Utility corridor easements, 4.39 acres (tax parcels 243.000-1-1.6, 243.000-1-1.11, 243.000-1-1.33, 243.000-1-1.29 and 243.000-1-1.35)
  - ◆ Temporary construction easements for road improvements and traffic roundabout, 0.25 acres (tax parcel 224.000-1-1)
  - ◆ Property transfer to NYS for traffic roundabout, 0.89 acres (tax parcel 224.000-1-4.1)
  - ◆ Property transfer to City of Rome for utility corridor (sewer), 0.75 acres (tax parcel 224.000-1-4.1)
  - ◆ Rezone ± 229 acres of Site 1 for non-aeronautical development from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial

## Site 2

Site 2 is currently the Mohawk Glen Golf Course consisting of 160.5 acres. Oneida County has executed a purchase agreement with the owner and is in the process of closing on the purchase. Closing is expected by the end of January, and the County will cease use of the parcel as a golf course upon transfer of title. Site 2 will be rezoned from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial.

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<sup>1</sup> A Hush House is a term used for an enclosed, noise suppressed, aircraft engine test facility

### Site 3

Compensatory mitigation is recommended for the loss of the 62.41 acres of Upland Sandpiper habitat within Site 1. Based on coordination with the NYSDEC, compensatory mitigation measures will require a 3:1 impact ratio (i.e., 62.41 acres of habitat x 3 = 187.23 acres of equivalent habitat to be created). Compensatory mitigation measures that are recommended include the following:

- ◆ Create new Upland Sandpiper habitat on four County-owned parcels (tax parcels 290.000-2-46, 290.00-2-50, 303-2-1.1, and 303.000-1-10.1). These parcels can accommodate approximately 192.96 acres of new habitat.
- ◆ Removal of 80.08 acres of vegetation on tax parcels 290.000-2-46, 290.00-2-50, and 303.000-1-10.1
- ◆ Habitat conversion will be established as part of the Part 182 Permit
- ◆ Proposed seed mix for cleared and grubbed areas will be provided by the NYSDEC.
- ◆ Removal of 1.8 acres of trees in federal wetlands will include cutting trees and grinding stumps to the ground with no soil disturbance; this will convert a forested wetland to an emergent wetland.
  - ◆ Establish permanent conservation easements over areas preserved for new habitat.
  - ◆ Acquire a permanent conservation easement on one privately owned parcel totaling 42 acres (tax parcel 303.000-2-2).
  - ◆ Area will continue to be farmed for hay crops only and seasonal mowing schedule outside of breeding season will be maintained.
  - ◆ Proposed conservation easements will be in place prior to construction activities taking place.
  - ◆ Upland Sandpiper mitigation plan will be developed based on NYSDEC recommendations and standards.
  - ◆ SWPPP will be obtained prior to construction activities taking place.
  - ◆ Implement vegetation management plan:
    - ◆ Baseline assessment of existing conditions at mitigation area/s
    - ◆ Mowing and vegetation management to create/retain grasslands of various heights.
    - ◆ Vegetation monitoring to make sure forested wetland that was converted to emergent/wet meadow does not succeed into a scrub shrub wetland cover type.
    - ◆ No mechanized equipment within managed areas during the breeding/nesting seasons
    - ◆ Additional maintenance mowing to maintain grassland habitat and prevent encroachment of woody vegetation.
  - ◆ Implement mitigation monitoring program:
    - ◆ Establish objectives for mitigation and corresponding measurement methods.

The County has completed Parts I, II, and III of the full Environmental Assessment Form (EAF). This letter serves as notice to appropriate agencies that the County Legislative body has made a negative determination of environmental significance (Negative Declaration) for the proposed project at Griffiss International Airport in a resolution passed on April 9, 2025. The full EAF and negative declaration are enclosed for your information

If you have any questions or comments, please contact Gayle McKee, C&S Engineers, Inc. at 716-955-3017 or me at 716-661-8930.

Very truly yours,



Edward A. Arcuri  
Airport Commissioner

cc: SEQR Distribution List  
Gayle McKee, C&S Engineers

## ONEIDA COUNTY BOARD OF LEGISLATORS

### *RESOLUTION NO.*

**INTRODUCED BY:** *Messrs.*  
**2ND BY:**

**RE: STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA) DETERMINATION BY THE ONEIDA COUNTY BOARD OF LEGISLATORS FOR THE AIRPORT BUSINESS PARK DEVELOPMENT PROJECT AT GRIFFISS INTERNATIONAL AIRPORT, REZONING OF THE MOHAWK GLEN GOLF COURSE, AND CREATION OF AN UPLAND SANDPIPER MITIGATION SITE – SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FORM – CHOBANI SITE PLAN (PROPOSED ACTION)**

**WHEREAS,** Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Oneida County Board of Legislators is required to make a determination whether the “Proposed Action” (as said quoted term is defined in SEQRA) to be taken by the County may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Oneida County Board of Legislators to undertake the Proposed Action constitutes such an action, and

**WHEREAS,** The Oneida County Board of Legislators, acting as Lead Agency, adopted a Negative Declaration of environmental significance on April 9, 2025, and

**WHEREAS,** Certain circumstances have changed since the issuance of said Negative Declaration, namely a specific project having been identified, which requires the Oneida County Board of Legislators to review the specific project in the context of its Negative Declaration and make a determination whether the “Proposed Action” (as said quoted term is defined in SEQRA) to be taken by the County may have a “significant impact on the environment,” ” (as said quoted term is utilized in SEQRA), and

**WHEREAS,** To aid the Oneida County Board of Legislators in determining whether undertaking the Supplemental Proposed Action may have a significant impact upon the environment, the project developer has prepared and submitted to the Oneida County Board of Legislators Part 1 of the Full Environmental Assessment Forms (“FEAF”) considered to be a Supplemental Environmental Assessment Form (“SEAF”), a copy of which is attached here as Exhibit A, and

**WHEREAS,** The Oneida County Board of Legislators circulated the SEAF Part 1 to involved agencies as part of the Lead Agency coordinated review, to which no comments were received, and

**WHEREAS,** The Oneida County Board of Legislators, in performing the Lead Agency function for its environmental review in accordance with Article 8 of SEQRA, (i) thoroughly reviewed the SEAF Part 1, as well as the prior FEAF Parts 1, 2, and 3 and the Impact Evaluation prepared and submitted with respect to this Proposed Action and its environmental review, and its April 8, 2025 Negative

Declaration, and (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if this supplemental Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), now, therefore, be it

**RESOLVED, That:**

1. The Oneida County Board of Legislators, based upon (i) its thorough review of the SEAF, Part 1 with respect to this Proposed Action and its environmental review, (ii) its thorough review of the FEAF Parts 1, 2 and 3 and the Impact Evaluation, (iii) its thorough review of the potential relevant areas of environmental concern to determine if this supplemental Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), (iv) its adoption of a Negative Declaration, including the reasons noted thereon (which reasons are incorporated herein as if set forth at length) and (v) its thorough review of the impacts of the project and in the context of the environmental impacts reviewed under the FEAF, hereby makes a determination that the environmental impacts if the SEAF are in line with, or result in less impact than that which was assessed in the County's April 9, 2025 Negative Declaration, and further hereby reaffirms the negative determination of environmental significance ("Negative Declaration") in accordance with SEQRA for the above referenced Proposed Action including the SEAF, and determines that an Environmental Impact Statement will not be required; and
2. This Resolution shall take effect immediately. The Oneida County Executive is hereby authorized and directed to complete and sign as required determination of significance, reconfirming the foregoing Negative Declaration; and
3. The Commissioner of Aviation, on behalf of the Oneida County Board of Legislators, is hereby authorized to take such actions as are necessary and appropriate to assist the Oneida County Board of Legislators, in fulfilling the requirements under SEQRA for the Proposed Action and to work with the Oneida County Board of Legislators in connection therewith.

APPROVED:            Airport Committee  
                             Ways & Means Committee

DATED:

Adopted by the following vote:  
AYES    NAYS    ABSENT

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|  |                           |                    |
|--|---------------------------|--------------------|
| Name of Action or Project:<br>Triangle Area at Airport Business Park Development Plan at the Griffiss International Airport  |                           |                    |
| Project Location (describe, and attach a general location map):<br>Site 1: Griffiss International Airport, City of Rome, Oneida County ( <b>Figure 1</b> ); Site 2: Former Mohawk Valley Golf Course ( <b>Figure 1</b> ); Site 3: Upland Sandpiper mitigation site ( <b>Figure 2</b> ) |                           |                    |
| Brief Description of Proposed Action (include purpose or need):<br>See Attachment 1  |                           |                    |
| Name of Applicant/Sponsor:<br>Oneida County  | Telephone: 315-798-5700   |                    |
|  | E-Mail:                   |                    |
| Address: 800 Park Ave  |                           |                    |
| City/PO:   | State: NY                 | Zip Code: 13501    |
| Project Contact (if not same as sponsor; give name and title/role):<br>Ed Arcuri, Commissioner of Aviation   | Telephone: 315-736-4171   |                    |
|  | E-Mail: earcuri@ocgov.net |                    |
| Address:<br>Ed Arcuri, Commissioner of Aviation  |                           |                    |
| City/PO:<br>Rome   | State:<br>NY              | Zip Code:<br>13441 |
| Property Owner (if not same as sponsor):   | Telephone:                |                    |
|  | E-Mail:                   |                    |
| Address:   |                           |                    |
| City/PO:   | State:                    | Zip Code:          |

## 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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees  |  |  |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | City of Rome Planning Board                      |  |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | City of Rome Planning Board                      |  |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Oneida County                                    |  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | NYSDEC, NYSDOT, NYSHPO, NYSDOH                   |  |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | FAA, EPA, US Air Force                           |  |
| i. Coastal Resources.<br>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ 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):

Site 1: Remediation Sites: 633006, NYS Heritage Areas: Mohawk Valley Heritage Corridor

Sites 2 & 3: NYS Heritage Areas: Mohawk Valley Heritage Corridor

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):

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### 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?

Griffiss Business Redevelopment 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? Griffiss Business - Flex Industrial

### C.4. Existing community services.

a. In what school district is the project site located? Sites 1 & 2: Rome City School District; Site 3: Whitesboro Central School District

b. What police or other public protection forces serve the project site?

Sites 1 & 2: City of Rome Police Department; Site 3: Whitestown Police Department

c. Which fire protection and emergency medical services serve the project site?

Sites 1 & 2: City of Rome Fire Department; Site 3: Whitesboro Fire Department

d. What parks serve the project site?

Sites 1 & 2: Fort Stanwix, Griffiss International Sculpture Garden, and Mohawk River Trail; Site 3: None

### 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)? Site 1: Commercial / industrial; Site 2: rezoning; Site 3: Upland Sandpiper mitigation area

b. a. Total acreage of the site of the proposed action? 634 acres

b. Total acreage to be physically disturbed? 216 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 587 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: months

ii. If Yes:

- Total number of phases anticipated

8

- Anticipated commencement date of phase 1 (including demolition)

01

month 2025 year

- Anticipated completion date of final phase

09

month 2035 year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Site 1: Phase 1 includes installation of duct banks and utilities (sewer, water, electric, gas, telecommunications), Phase 2 includes construction of traffic roundabout and site access road, Phases 3-8 include on-site construction of buildings with associated roads, auto parking, utilities, and landscaping; Site 2 no construction activities;

Site 3 includes grading and removing trees and converting areas to mowed grassed areas to create Upland Sandpiper habitat

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

|  |  |
|--|--|
| g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes, |  |
| i. Total number of structures <u>11</u> <span style="color: red;">on Site 1 only, no structures on Sites 2 and 3</span>  |  |
| ii. Dimensions (in feet) of largest proposed structure: <u>110</u> ft height; <u>800</u> ft width; and <u>1,250</u> ft length  |  |
| iii. Approximate extent of building space to be heated or cooled: <u>1,912,300</u> square feet   |  |

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

**D.2. Project Operations**

|   |  |
|---|--|
| a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>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?   |  |
| <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>  |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes: |  |
| i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Site 3: one federally designated forested wetland (PFO1E) (Figure 6)</u>  |  |

*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:  
 Site 3 involves converting 1.7 acres of federally designated forested wetland (PFO1E) to scrub shrub wetland to support creation of new Upland Sandpiper habitat

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*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: \_\_\_\_\_

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*c.* Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
 If Yes: **Site 1 only**

*i.* Total anticipated water usage/demand per day: \_\_\_\_\_ 88,000 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: City of Rome, PWS ID: NY3202405
- 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: \_\_\_\_\_  
 a new 12" water main loop will tie into existing 8" water main and extend north along Perimeter Rd. to Site 1
- Source(s) of supply for the district: City of Rome

*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.

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*d.* Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
 If Yes: **Site 1 only**

*i.* Total anticipated liquid waste generation per day: \_\_\_\_\_ 88,000 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): \_\_\_\_\_  
 Combination of domestic wastewater and industrial/commercial wastewater consistent with small manufacturing and R&D development for Site 1 only

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

- Name of wastewater treatment plant to be used: City of Rome Wastewater Treatment Plant
- Name of district: City of Rome
- 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

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>Do existing sewer lines serve the project site?</li> <li>Will a line extension within an existing district be necessary to serve the project?</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
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new 8" diameter sanitary sewer main will tie into existing sewer manhole and run north along Perimeter Rd. to Site 1

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| <p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>Applicant/sponsor for new district: _____</li> <li>Date application submitted or anticipated: _____</li> <li>What is the receiving water for the wastewater discharge? _____</li> </ul> <p>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):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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|---|--|
| <p>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?</p> <p>If Yes: <b>Sites 1 &amp; 3 only</b></p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>68.03</u> acres (impervious surface) <b>Sites 1 only</b></p> <p>_____ Square feet or <u>286</u> acres (parcel size) <b>Sites 1 only</b></p> <p>ii. Describe types of new point sources. Site 1: New point sources include collection from access roads, roadway improvements (traffic roundabout, realignment of Perimeter Rd.), automobile parkings areas, aircraft parking apron, and new buildings.</p> <p>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)?</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>• If to surface waters, identify receiving water bodies or wetlands:</p> <p><small>Site 1: Stormwater runoff from the newly created impervious areas will be contained on-site through the construction of stormwater management infrastructure (i.e., stormwater drainage basins, dry swales, and installation of new drainage pipes); Site 3: removal of 80.08 acres of trees and associated grading to create grassland for Upland Sandpiper habitat may alter stormwater runoff temporarily. Existing natural drainage patterns will be maintained into Oriskany Creek and Deans Creek.</small></p> <p>• Will stormwater runoff flow to adjacent properties?</p> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
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| <p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p> <p>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?</p> <p>If Yes, identify: <b>Site 1 only</b></p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>Increase in passenger vehicles from employee travel and delivery trucks.</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>Compressors, generators, and pumps</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>process emissions from manufacturing facilities and stationary source emissions from the combustion of natural gas to heat the buildings</p> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
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| <p>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?</p> <p>If Yes: <b>Site 1 only</b></p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>_____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>_____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>_____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>_____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>_____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)</li> <li>_____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|--|

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| <p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>  |   |  |   |
| <p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>   |   |  |   |
| <p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <b>Site 1 only</b></p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend<br/> <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____<br/> 270 trucks per day on Perimeter Rd, 537 trucks per day on NYS Route 825/day all semi trailers</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>1,528</u> Net increase/decrease <u>100%</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:<br/> <u>A traffic roundabout will be installed at the intersection of Perimeter Rd. and NYS Route 825. Perimeter Rd. will be realigned. new access roads on site</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> |   |  |   |
| <p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <b>Site 1 only</b></p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____<br/> 50 MW</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):<br/> <u>GUSC Energy Inc. (Biomass energy facility/ Natural gas - fired steam plant)</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>  |   |  |   |
| <p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction: <b>Sites 1 and 3</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 AM - 7 PM</u></li> <li>• Saturday: <u>7 AM - 7 PM</u></li> <li>• Sunday: <u>7 AM - 7 PM</u></li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations: <b>Site 1 only</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 AM - 5 PM +3 shift production</u></li> <li>• Saturday: <u>3 shift production</u></li> <li>• Sunday: <u>3 shift production</u></li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>  |   | <p>i. During Construction: <b>Sites 1 and 3</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 AM - 7 PM</u></li> <li>• Saturday: <u>7 AM - 7 PM</u></li> <li>• Sunday: <u>7 AM - 7 PM</u></li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations: <b>Site 1 only</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 AM - 5 PM +3 shift production</u></li> <li>• Saturday: <u>3 shift production</u></li> <li>• Sunday: <u>3 shift production</u></li> <li>• Holidays: _____</li> </ul> |
| <p>i. During Construction: <b>Sites 1 and 3</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 AM - 7 PM</u></li> <li>• Saturday: <u>7 AM - 7 PM</u></li> <li>• Sunday: <u>7 AM - 7 PM</u></li> <li>• Holidays: _____</li> </ul>   | <p>ii. During Operations: <b>Site 1 only</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8 AM - 5 PM +3 shift production</u></li> <li>• Saturday: <u>3 shift production</u></li> <li>• Sunday: <u>3 shift production</u></li> <li>• Holidays: _____</li> </ul> |  |   |

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| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p><small>Site 1: Temporary construction noise from trucks / heavy equipment for site clearing/grading and site development activities will return to existing conditions upon completion of construction. Noise barrier will be constructed to address traffic noise to 4 residences along Rt 825. Operational noise not expected to exceed existing ambient noise since within airport site. Site 3: Temporary construction noise from trucks/heavy equipment for site clearing/grading to create grassed areas for Upland Sandpiper habitat will return to existing conditions upon completion of construction.</small></p>                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <b>Site 1:</b> 17.5 acres of trees and 340 individual trees will be removed. Existing tree screens / tree replanting along access roads will maintain screens between residential houses and the Proposed Project. A noise barrier will address traffic noise to 4 residences along Rt 825; <b>Site 3:</b> 80.08 acres of trees will be removed to create Upland Sandpiper habitat. There are no nearby residences these trees act as a noise barrier or screen for.</p>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes: <b>Site 1 only</b></p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Anticipated lighting consists of exterior wall-mounted flood lights for loading dock areas, 30-foot pole-mounted area lighting with 1-4 fixtures in parking lots, and pole-mounted lighting along access roads. Flood lights will be aimed in a downward direction and hoods will be placed on pole mounted lighting.</u></p>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: <u>Tree screens remain in place between residences and Site 1 development</u></p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p>_____</p> <p>_____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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): Griffiss International Airport, previous golf course

ii. If mix of uses, generally describe:

Site 1: Airport located at former Air Force base, aeronautical uses; Site 2: former golf course; Site 3: forest, agriculture, undeveloped

b. Land uses and covertypes on the project site.

| Land use or Covertypes   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 34.04           | 129                              | +94.96             |
| • Forested   | 106             | 8.5                              | -97.5              |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 290             | 292.54                           | -3.96              |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 40              | 40                               | 0                  |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 1.37 - Streams  | 1.37 - Streams                   | 0                  |
| • Wetlands (freshwater or tidal)   | 2.09            | 2.09                             | 0                  |
| • Non-vegetated (bare rock, earth or fill)   |                 |                                  |                    |
| • Other<br>Describe: <u>golf course</u>  | 160.5           | 160.5                            | 0                  |

☒ Yes ☐ No

Sites 2 is currently the Mohawk Glen Golf Course, Oneida County has executed a purchase agreement with the owner, and is in the process of closing on the purchase. Closing is expected by the end of January, and the County will cease use of the parcel as a golf course upon transfer of title.

☐ Yes ☒ No

*i. Identify Facilities:*

☐ Yes ☒ No

i. Dimensions of the dam and impoundment:

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

iii. Provide date and summarize results of last inspection:

☐ Yes ☒ No☐ Yes ☐ No

- 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:

☒ Yes ☐ No

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

Airport was originally the Griffiss Air Force Base, which generated hazardous waste from 1940-1974. Cleanup of tanks and contamination occurred in 1985, 1997, and 2002. Griffiss is on the Superfund National Priorities List and in the Installation Restoration Program.

☒ Yes ☐ No☒ Yes ☐ No

- Provide DEC ID number(s):

- Provide DEC ID number(s): 633006

- ☐ Neither database

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

☒ Yes ☐ No

If yes, provide DEC ID number(s): 633006

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

Site 1: The Griffiss International Airport part of former 3,550 acre Griffiss Air Force Base. The base was placed on the NPL List in 1987. Approximately 2,900 ares. 650 acres remain on the NPL in various stages of remediation and monitoring.

|  |  |  |  |  |                                    |   |                                   |
|--|--|--|--|--|------------------------------------|---|-----------------------------------|
| v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |  |  |  |                                    |   |                                   |
| <ul style="list-style-type: none"> <li>If yes, DEC site ID number: <u>633006</u></li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: <u>Development and use is restricted to industrial, commercial, and non-residential land uses.</u></li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>Explain: _____</li> </ul>  |  |  |  |  |                                    |   |                                   |
| Federal institutional controls <u>SD-52-05, Landfill 2/3 well installation restriction, prior approval for groundwater consumption and intrusion, land use restrictions to protect remedial operations.</u>  |  |  |  |  |                                    |   |                                   |
| <b>E.2. Natural Resources On or Near Project Site</b>  |  |  |  |  |                                    |   |                                   |
| a. What is the average depth to bedrock on the project site? <span style="float: right;"><u>+/- 6.5</u> feet Sites 1, 2, &amp; 3</span>  |  |  |  |  |                                    |   |                                   |
| b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %   |  |  |  |  |                                    |   |                                   |
| c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Sites 1 &amp; 2: Urban Land / Site 3: Kendaia silt loam</td> <td style="text-align: right; border-bottom: 1px solid black;"><u>34.1 / 45</u> %</td> </tr> <tr> <td>Sites 1 &amp; 2: Covert loamy sand / Site 3: Conesus silt loam</td> <td style="text-align: right; border-bottom: 1px solid black;"><u>17.1 / 55</u> %</td> </tr> <tr> <td>Sites 1 &amp; 2: Windsor loamy sand / Site 3: no additional soils</td> <td style="text-align: right; border-bottom: 1px solid black;"><u>33.9 / 0</u> %</td> </tr> </table>   |  | Sites 1 & 2: Urban Land / Site 3: Kendaia silt loam  | <u>34.1 / 45</u> %   | Sites 1 & 2: Covert loamy sand / Site 3: Conesus silt loam   | <u>17.1 / 55</u> %                 | Sites 1 & 2: Windsor loamy sand / Site 3: no additional soils | <u>33.9 / 0</u> %                 |
| Sites 1 & 2: Urban Land / Site 3: Kendaia silt loam  | <u>34.1 / 45</u> %   |  |  |  |                                    |   |                                   |
| Sites 1 & 2: Covert loamy sand / Site 3: Conesus silt loam   | <u>17.1 / 55</u> %   |  |  |  |                                    |   |                                   |
| Sites 1 & 2: Windsor loamy sand / Site 3: no additional soils  | <u>33.9 / 0</u> %  |  |  |  |                                    |   |                                   |
| d. What is the average depth to the water table on the project site? Average: <u>6.5</u> feet for Sites 1 & 2 / <u>&lt; 2</u> feet for Site 3  |  |  |  |  |                                    |   |                                   |
| e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="text-align: right;">75% of Sites 1 &amp; 2 / 0% of Site 3</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">25% of Sites 1 &amp; 2 / 55% of Site 3</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">0% of Sites 1 &amp; 2 / 45% of Site 3</td> </tr> </table>  |  | <input checked="" type="checkbox"/> Well Drained:  | 75% of Sites 1 & 2 / 0% of Site 3  | <input checked="" type="checkbox"/> Moderately Well Drained: | 25% of Sites 1 & 2 / 55% of Site 3 | <input checked="" type="checkbox"/> Poorly Drained            | 0% of Sites 1 & 2 / 45% of Site 3 |
| <input checked="" type="checkbox"/> Well Drained:  | 75% of Sites 1 & 2 / 0% of Site 3  |  |  |  |                                    |   |                                   |
| <input checked="" type="checkbox"/> Moderately Well Drained:   | 25% of Sites 1 & 2 / 55% of Site 3   |  |  |  |                                    |   |                                   |
| <input checked="" type="checkbox"/> Poorly Drained   | 0% of Sites 1 & 2 / 45% of Site 3  |  |  |  |                                    |   |                                   |
| f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="text-align: right;"><u>100</u> % Sites 1, 2, &amp; 3</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>  |  | <input checked="" type="checkbox"/> 0-10%:   | <u>100</u> % Sites 1, 2, & 3   | <input type="checkbox"/> 10-15%:                             | _____ % of site                    | <input type="checkbox"/> 15% or greater:                      | _____ % of site                   |
| <input checked="" type="checkbox"/> 0-10%:   | <u>100</u> % Sites 1, 2, & 3   |  |  |  |                                    |   |                                   |
| <input type="checkbox"/> 10-15%:   | _____ % of site  |  |  |  |                                    |   |                                   |
| <input type="checkbox"/> 15% or greater:   | _____ % of site  |  |  |  |                                    |   |                                   |
| g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, describe: _____   |  |  |  |  |                                    |   |                                   |
| h. Surface water features. <ul style="list-style-type: none"> <li>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> <li>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>iv. For each identified regulated wetland and waterbody on the project site, provide the following information:             <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <ul style="list-style-type: none"> <li>Streams: Name <u>Site 1: 876-551; Site 3: 876-450, 876-446</u></li> <li>Lakes or Ponds: Name _____</li> <li>Wetlands: Name <u>Site 3: federal wetlands</u></li> <li>Wetland No. (if regulated by DEC) <u>Site 1: RO-42</u></li> </ul> </td> <td style="width: 40%;"> <ul style="list-style-type: none"> <li>Classification <u>C</u></li> <li>Classification _____</li> <li>Approximate Size <u>Site 1: 0.39 acres; Site 3: 1.7 acres</u></li> </ul> </td> </tr> </table> </li> </ul> |  | <ul style="list-style-type: none"> <li>Streams: Name <u>Site 1: 876-551; Site 3: 876-450, 876-446</u></li> <li>Lakes or Ponds: Name _____</li> <li>Wetlands: Name <u>Site 3: federal wetlands</u></li> <li>Wetland No. (if regulated by DEC) <u>Site 1: RO-42</u></li> </ul> | <ul style="list-style-type: none"> <li>Classification <u>C</u></li> <li>Classification _____</li> <li>Approximate Size <u>Site 1: 0.39 acres; Site 3: 1.7 acres</u></li> </ul> |  |                                    |   |                                   |
| <ul style="list-style-type: none"> <li>Streams: Name <u>Site 1: 876-551; Site 3: 876-450, 876-446</u></li> <li>Lakes or Ponds: Name _____</li> <li>Wetlands: Name <u>Site 3: federal wetlands</u></li> <li>Wetland No. (if regulated by DEC) <u>Site 1: RO-42</u></li> </ul>   | <ul style="list-style-type: none"> <li>Classification <u>C</u></li> <li>Classification _____</li> <li>Approximate Size <u>Site 1: 0.39 acres; Site 3: 1.7 acres</u></li> </ul> |  |  |  |                                    |   |                                   |
| v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If yes, name of impaired water body/bodies and basis for listing as impaired: _____  |  |  |  |  |                                    |   |                                   |
| i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |  |  |  |                                    |   |                                   |
| j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |  |  |  |                                    |   |                                   |
| k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |  |  |  |                                    |   |                                   |
| l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes: <ul style="list-style-type: none"> <li>i. Name of aquifer: <u>Sites 1 &amp; 2: Principal Aquifer</u></li> </ul>  |  |  |  |  |                                    |   |                                   |

|   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
|---|--------------------------------------|---------------------|-------------------------------------|---------|---------|--------------------|------------|--------------------|------------------|--------------------------------------|---------------------|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Eastern Gray/American Red Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;">Red Fox</td> <td style="width: 33%; border-bottom: 1px solid black;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">variety of rodents</td> <td style="border-bottom: 1px solid black;">Ground Hog</td> <td style="border-bottom: 1px solid black;">Eastern Cottontail</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Eastern Chipmunk</td> <td style="border-bottom: 1px solid black;">variety of birds, butterflies, moths</td> <td style="border-bottom: 1px solid black;">common garter snake</td> </tr> </table> |                                      |                     | Eastern Gray/American Red Squirrels | Red Fox | Raccoon | variety of rodents | Ground Hog | Eastern Cottontail | Eastern Chipmunk | variety of birds, butterflies, moths | common garter snake |
| Eastern Gray/American Red Squirrels   | Red Fox                              | Raccoon             |                                     |         |         |                    |            |                    |                  |                                      |                     |
| variety of rodents  | Ground Hog                           | Eastern Cottontail  |                                     |         |         |                    |            |                    |                  |                                      |                     |
| Eastern Chipmunk  | variety of birds, butterflies, moths | common garter snake |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>Currently: _____ acres</li> <li>Following completion of project as proposed: _____ acres</li> <li>Gain or loss (indicate + or -): _____ acres</li> </ul>   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p><b>Sites 1 &amp; 2:</b> federally listed - Northern Long-eared Bat (Endangered) and state listed - Upland Sandpiper (Threatened); <b>Site 3:</b> federally listed - Northern Long-eared Bat (Endangered) and state listed - Northern Harrier (threatened)</p>   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>  |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p><b>E.3. Designated Public Resources On or Near Project Site</b></p>  |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: <u>ONEI005</u></p>  |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? Site 3: 42.04 acres Prime Farmland Soil types (Figure 7)</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>USDA NRCS Web Soil Survey - see Attachment 2</u></p>   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>   |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>  |                                      |                     |                                     |         |         |                    |            |                    |                  |                                      |                     |

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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: **Site 1 only**  
 i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District  
 ii. Name: SHPO Site No. 06541.000445  
 iii. Brief description of attributes on which listing is based:  
 J&A Holland complex (farmstead site) on east side of Wright Settlement Rd.

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: Site 1: Intact structural feature, dairying vessels made of redware, building materials associated with J&H Holland site; Site 3: Areas of archaeological potential include sections of landscape overlooking nearby wetlands and seasonal drainages  
 i. Describe possible resource(s):  
 ii. Basis for identification: Site 1: Phase II Archeological Site Evaluation; Site 3: Phase 1A Archeological Investigation

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No  
 If Yes: **Sites 1 & 2 only**  
 i. Identify resource: North Country National Scenic Trail, Fort Stanwix National Monument  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): national scenic trail, national monument  
 iii. Distance between project and resource: trail 0.25 miles, monument 2 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 ONEIDA County Date 1/6/25

Signature [Signature] Title County Engineer

PRINT FORM

## ATTACHMENT 1

### DESCRIPTION OF PROPOSED ACTION

The purpose of the Proposed Project is to develop a large, unused “Triangle Area” at Griffiss International Airport (RME) with a mix of aeronautical and non-aeronautical uses to become more financially self-sustaining by maximizing the revenue potential of land under its ownership for the benefit of the Mohawk Valley region. The need for the Proposed Project is to generate airport revenue, promote orderly land use planning, and meet the demand for economic growth. The revenue will be used to construct, improve, and maintain Airport facilities and services while offsetting operating costs. Development of the Proposed Project is envisioned as a long-term process that is dependent on market response. The Proposed Project is broken into three distinct sites with separate activities.

- Site 1 is the main “Triangle Area” totaling 286 acres to be developed as an Airport Business Park
- Site 2 is the location of the 160.5-acre Mohawk Glen Golf Course property currently in the process of being acquired by Oneida County. The intent is to rezone the parcel from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial.
- Site 3 is a 192-acre site that will be used to create new Upland Sandpiper habitat to offset impacts within Site 1.

#### Site 1

Key components of Site 1 development are depicted on **Figure 3** and summarized below. The Proposed Airport Business Park Development Project consists of the following elements:

- ◆ Excavating/grading of approximately 135.5 acres of land that includes:
  - ◆ New building construction (43.9 acres: 33.3 acres non-aeronautical buildings and 10.6 acres of aeronautical buildings)
  - ◆ Installation of utility corridors to connect to public systems (i.e., water, sewer, electric, gas)
  - ◆ Installation of five stormwater management areas
  - ◆ Construction of paved roads and automobile parking areas, and installation of transportation infrastructure (i.e., access roads, sidewalks, curbs, street lighting, etc.)
  - ◆ Construction of traffic roundabout
  - ◆ Construction of aircraft parking apron
  - ◆ Construction of noise barrier
  - ◆ Landscaping (i.e., installing irrigation, plantings, etc.)
  - ◆ Installation of new perimeter fence (12,035 linear feet) and removal of existing perimeter fence (11,163 linear fence)
- ◆ Reserved greenspace (8.5 acres)
- ◆ Removal of 17.5 acres of trees and 340 individual trees
- ◆ Demolition of two buildings
  - ◆ Building 222 (former Hush House Building 5771) <sup>1</sup>
  - ◆ Tactical Air Navigation System (TACAN) electrical building
- ◆ Development of 187-acre upland sandpiper mitigation site
- ◆ Land acquisition or property transfer (**Figure 4**)

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<sup>1</sup> A Hush House is a term used for an enclosed, noise suppressed, aircraft engine test facility

- ◆ Fee simple for traffic roundabout, 0.05 acres (tax parcel 224.000-1-1)
- ◆ Utility corridor easements, 4.39 acres (tax parcels 243.000-1-1.6, 243.000-1-1.11, 243.000-1-1.33, 243.000-1-1.29 and 243.000-1-1.35)
- ◆ Temporary construction easements for road improvements and traffic roundabout, 0.25 acres (tax parcel 224.000-1-1)
- ◆ Property transfer to NYS for traffic roundabout, 0.89 acres (tax parcel 224.000-1-4.1)
- ◆ Property transfer to City of Rome for utility corridor (sewer), 0.75 acres (tax parcel 224.000-1-4.1)
- ◆ Rezone ± 229 acres from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial

## Site 2

Site 2 is currently the Mohawk Glen Golf Course consisting of 160.5 acres. Oneida County has executed a purchase agreement with the owner and is in the process of closing on the purchase. Closing is expected by the end of January, and the County will cease use of the parcel as a golf course upon transfer of title. Site 2 will be rezoned from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial (**Figure 3**).

## Site 3

Compensatory mitigation is recommended for the loss of the 62.41 acres of Upland Sandpiper habitat within Site 1. Based on coordination with the NYSDEC, compensatory mitigation measures will require a 3:1 impact ratio (i.e., 62.41 acres of habitat x 3 = 187.23 acres of equivalent habitat to be created). Compensatory mitigation measures that are recommended include the following:

- ◆ Create new Upland Sandpiper habitat on four County-owned parcels (tax parcels 290.000-2-46, 290.00-2-50, 303-2-1.1, and 303.000-1-10.1). These parcels can accommodate approximately 192.96 acres of new habitat (**Figure 5**).
- ◆ Removal of 80.08 acres of vegetation on tax parcels 290.000-2-46, 290.00-2-50, and 303.000-1-10.1
- ◆ Habitat conversion will be established as part of the Part 182 Permit
- ◆ Proposed seed mix for cleared and grubbed areas will be provided by the NYSDEC.
- ◆ Removal of 1.8 acres of trees in federal wetlands will include cutting trees and grinding stumps to the ground with no soil disturbance; this will convert a forested wetland to an emergent wetland.
- ◆ Establish permanent conservation easements over areas preserved for new habitat.
- ◆ Acquire a permanent conservation easement on one privately owned parcel totaling 42 acres (tax parcel 303.000-2-2) (**Figure 5**)
- ◆ Area will continue to be farmed for hay crops only and seasonal mowing schedule outside of breeding season will be maintained.
- ◆ Proposed conservation easements will be in place prior to construction activities taking place.
- ◆ Upland Sandpiper mitigation plan will be developed based on NYSDEC recommendations and standards.
- ◆ SWPPP will be obtained prior to construction activities taking place.
- ◆ Implement vegetation management plan:
  - ◆ Baseline assessment of existing conditions at mitigation area/s
  - ◆ Mowing and vegetation management to create/retain grasslands of various heights.
  - ◆ Vegetation monitoring to make sure forested wetland that was converted to emergent/wet meadow does not succeed into a scrub shrub wetland cover type.
  - ◆ No mechanized equipment within managed areas during the breeding/nesting seasons

- ◆ Additional maintenance mowing to maintain grassland habitat and prevent encroachment of woody vegetation.
- ◆ Implement mitigation monitoring program:
  - ◆ Establish objectives for mitigation and corresponding measurement methods.
  - ◆ Identify performance standards to evaluate mitigation success.
  - ◆ Annual monitoring and reporting based on NYSDEC requirements.



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | No  |
| B.i.ii [Local Waterfront Revitalization Area]                                      | No  |
| C.2.b. [Special Planning District]   | Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.                           |
| C.2.b. [Special Planning District - Name]  | Remediation Sites:633006, NYS Heritage Areas:Mohawk Valley Heritage Corridor  |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History]           | Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.                       |
| E.1.h.i [DEC Spills or Remediation Site - Listed]                                  | Yes   |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Yes   |
| E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]                           | 633006  |
| E.1.h.iii [Within 2,000' of DEC Remediation Site]                                  | Yes   |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]                         | 633006  |
| E.2.g [Unique Geologic Features]   | No  |
| E.2.h.i [Surface Water Features]   | Yes   |
| E.2.h.ii [Surface Water Features]  | Yes   |
| E.2.h.iii [Surface Water Features]   | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Stream Name]                                    | 876-551   |
| E.2.h.iv [Surface Water Features - Stream Classification]                          | C   |

|  |  |
|--|--|
| E.2.h.iv [Surface Water Features - Wetlands Name]                              | Federal Waters   |
| E.2.h.v [Impaired Water Bodies]  | No   |
| E.2.i. [Floodway]  | No   |
| E.2.j. [100 Year Floodplain]   | No   |
| E.2.k. [500 Year Floodplain]   | No   |
| E.2.l. [Aquifers]  | Yes  |
| E.2.l. [Aquifer Names]   | Principal Aquifer  |
| E.2.n. [Natural Communities]   | No   |
| E.2.o. [Endangered or Threatened Species]                                      | Yes  |
| E.2.o. [Endangered or Threatened Species - Name]                               | Upland Sandpiper   |
| E.2.p. [Rare Plants or Animals]  | No   |
| E.3.a. [Agricultural District]   | No   |
| E.3.c. [National Natural Landmark]   | No   |
| E.3.d [Critical Environmental Area]  | No   |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites]   | Yes  |
| E.3.i. [Designated River Corridor]   | No   |



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | No  |
| B.i.ii [Local Waterfront Revitalization Area]                                      | No  |
| C.2.b. [Special Planning District]   | Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.                           |
| C.2.b. [Special Planning District - Name]  | Remediation Sites:633006, NYS Heritage Areas:Mohawk Valley Heritage Corridor  |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History]           | Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.                       |
| E.1.h.i [DEC Spills or Remediation Site - Listed]                                  | Yes   |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Yes   |
| E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]                           | 633006  |
| E.1.h.iii [Within 2,000' of DEC Remediation Site]                                  | Yes   |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]                         | 633006  |
| E.2.g [Unique Geologic Features]   | No  |
| E.2.h.i [Surface Water Features]   | No  |
| E.2.h.ii [Surface Water Features]  | Yes   |
| E.2.h.iii [Surface Water Features]   | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.v [Impaired Water Bodies]  | No  |
| E.2.i. [Floodway]  | No  |
| E.2.j. [100 Year Floodplain]   | No  |
| E.2.k. [500 Year Floodplain]   | No  |

|  |  |
|--|--|
| E.2.i. [Aquifers]  | Yes  |
| E.2.i. [Aquifer Names]   | Principal Aquifer  |
| E.2.n. [Natural Communities]   | No   |
| E.2.o. [Endangered or Threatened Species]                                      | Yes  |
| E.2.o. [Endangered or Threatened Species - Name]                               | Upland Sandpiper   |
| E.2.p. [Rare Plants or Animals]  | No   |
| E.3.a. [Agricultural District]   | No   |
| E.3.c. [National Natural Landmark]   | No   |
| E.3.d [Critical Environmental Area]  | No   |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites]   | Yes  |
| E.3.i. [Designated River Corridor]   | No   |



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



|  |   |
|--|---|
| B.i.i [Coastal or Waterfront Area]   | No  |
| B.i.ii [Local Waterfront Revitalization Area]                                      | No  |
| C.2.b. [Special Planning District]   | Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.                           |
| C.2.b. [Special Planning District - Name]  | NYS Heritage Areas: Mohawk Valley Heritage Corridor   |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History]           | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Listed]                                  | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.  |
| E.1.h.iii [Within 2,000' of DEC Remediation Site]                                  | No  |
| E.2.g [Unique Geologic Features]   | No  |
| E.2.h.i [Surface Water Features]   | Yes   |
| E.2.h.ii [Surface Water Features]  | Yes   |
| E.2.h.iii [Surface Water Features]   | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Stream Name]                                    | 876-450, 876-446  |
| E.2.h.iv [Surface Water Features - Stream Classification]                          | C   |
| E.2.h.iv [Surface Water Features - Wetlands Name]                                  | Federal Waters  |
| E.2.h.v [Impaired Water Bodies]  | No  |
| E.2.i. [Floodway]  | No  |
| E.2.j. [100 Year Floodplain]   | No  |

|  |  |
|--|--|
| E.2.k. [500 Year Floodplain]   | No   |
| E.2.l. [Aquifers]  | No   |
| E.2.n. [Natural Communities]   | No   |
| E.2.o. [Endangered or Threatened Species]                                      | Yes  |
| E.2.o. [Endangered or Threatened Species - Name]                               | Northern Harrier   |
| E.2.p. [Rare Plants or Animals]  | No   |
| E.3.a. [Agricultural District]   | Yes  |
| E.3.a. [Agricultural District]   | ONEI005  |
| E.3.c. [National Natural Landmark]   | No   |
| E.3.d [Critical Environmental Area]  | No   |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites]   | No   |
| E.3.i. [Designated River Corridor]   | No   |

Figure 1: Sites 1 & 2  
Location Map

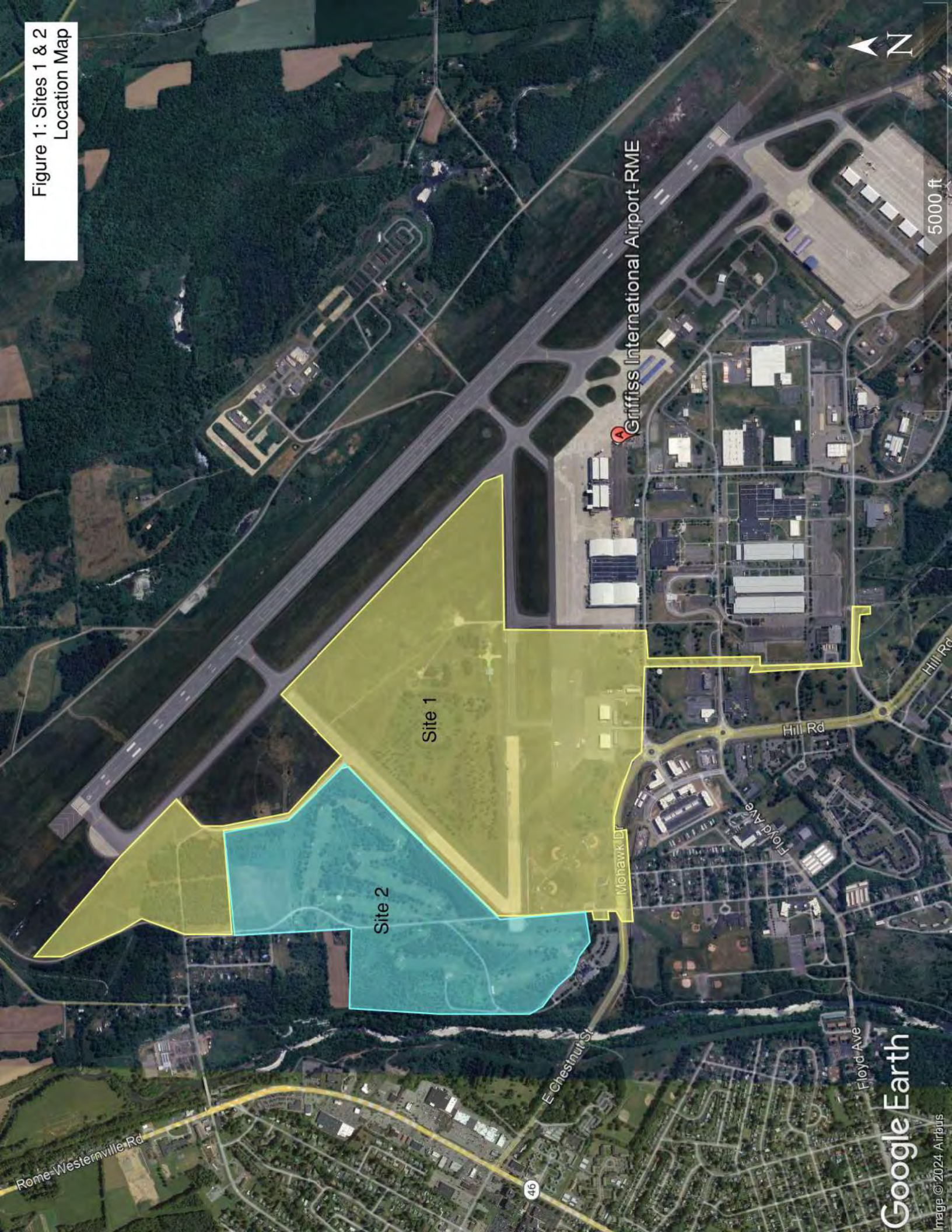


Figure 2  
Site 3 Location Map





Figure 3

Sites 1 & 2 Proposed Action

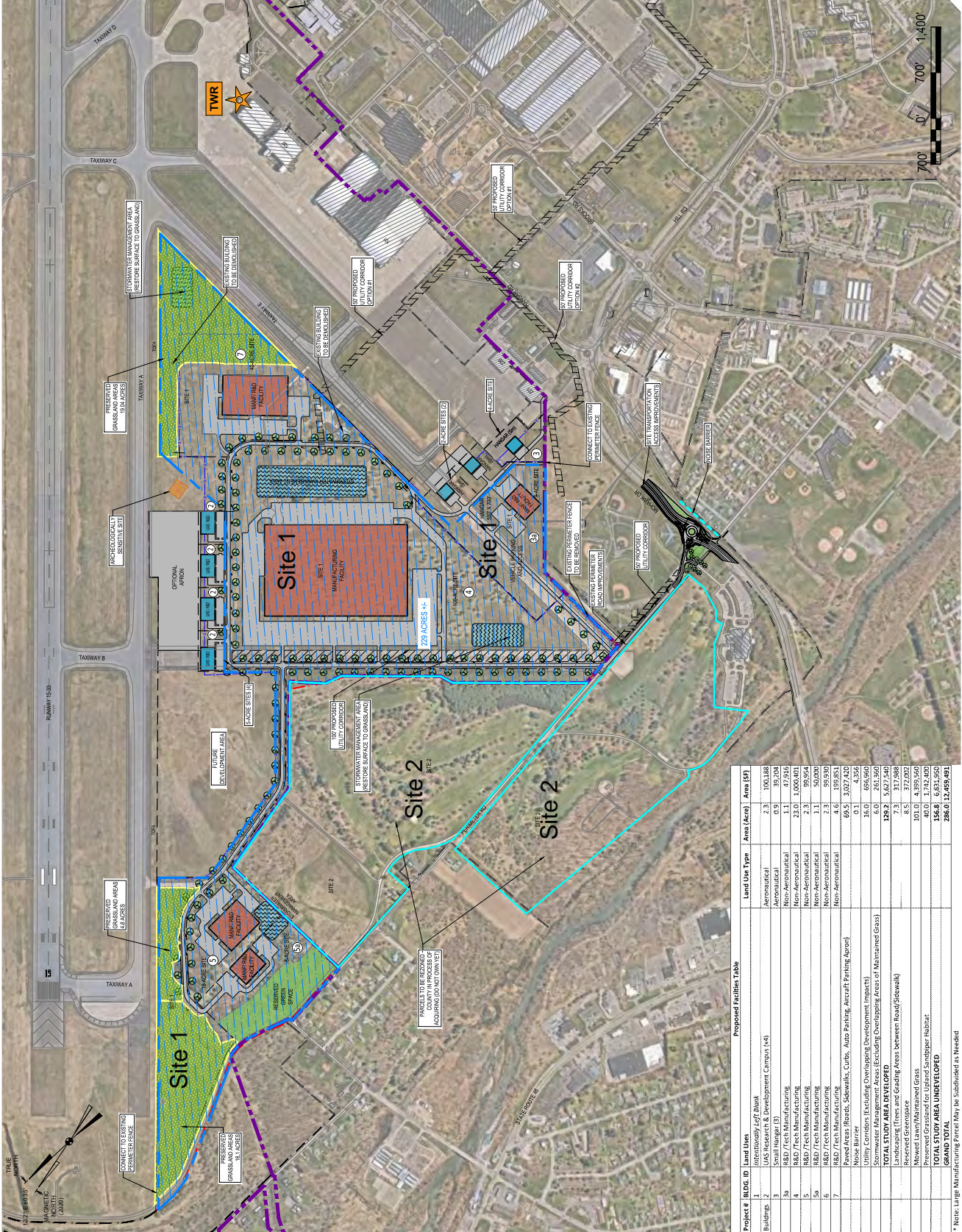
- Air Traffic Control Tower (ATCT)
- Proposed Aeronautical Development
- Proposed Non-Aeronautical Development
- Storm Water Management Area
- Preserved Grassland Area
- Proposed Utility Corridor
- Proposed Pavement (Access roads, sidewalks, curbs, automobile parking areas, aircraft parking apron)
- Limits of Non-Aeronautical Use
- Archeologically Sensitive Area
- McHawk Glen Golf Course to be Acquired by County
- Existing Airport Property Line
- Proposed Noise Barrier
- Existing Perimeter Fence
- Existing Perimeter Fence To Be Removed
- Proposed Perimeter Fence Line
- Proposed Tree
- Proposed Street Light

| Total Area Per Land Use Type   |                           |
|--|---------------------------|
| Land Use Type  | Total Parcel Area (Acres) |
| Non-Aeronautical   | 229                       |
| Aeronautical   | 32                        |
| Other (Utilities Corridors, Traffic Roundabout, Environmentally Sensitive) | 25                        |



EA for Land Release and Airport Business Park Development

Source: C&S Engineers Inc.



| Proposed Facilities Table  |  |                  |               |
|----------------------------|--|------------------|---------------|
| Project #                  | Bldg. ID                               | Land Uses        | Area (SF)     |
| Intentionally Left Blank   |  |                  |               |
| 1                          | UAS Research & Development Campus (x4) | Aeronautical     | 2,311,000,000 |
| 2                          | Small Hangar (3)                       | Aeronautical     | 8,500,000     |
| 3                          | R&D / Tech Manufacturing               | Non-Aeronautical | 1,000,000     |
| 4                          | R&D / Tech Manufacturing               | Non-Aeronautical | 1,000,000     |
| 5                          | R&D / Tech Manufacturing               | Non-Aeronautical | 1,000,000     |
| 6                          | R&D / Tech Manufacturing               | Non-Aeronautical | 1,000,000     |
| 7                          | R&D / Tech Manufacturing               | Non-Aeronautical | 1,000,000     |
| TOTAL STUDY AREA DEVELOPED |  |                  |               |
|                            |  | Area (Acres)     | Area (SF)     |
|                            |  | 229.2            | 5,627,740     |
|                            |  | 7.3              | 317,968       |
|                            |  | 8.5              | 372,002       |
|                            |  | 101.0            | 4,395,590     |
|                            |  | 156.8            | 6,833,902     |
|                            |  | GRAND TOTAL      | 258,012,459.0 |

\* Note: Large Manufacturing Parcel May be Subdivided as Needed



- Tax Parcel 303.000-2-2

Tax Parcel 290.000-2-46

Tax Parcel - 290.00-2-50

Tax Parcel - 303.-2-1.1

Tax Parcel - 303.000-1-10.1

Potential Upland Sandpiper Habitat if Cleared

Potential Upland Sandpiper Habitat if Cleared/No Grubbing

Existing Streams

Existing 50 ft Stream Buffer

Existing Potential Upland Sandpiper Habitat

NYSDEC Streams

USFWS NWI Mapped Wetlands

NYSDEC Freshwater Wetlands

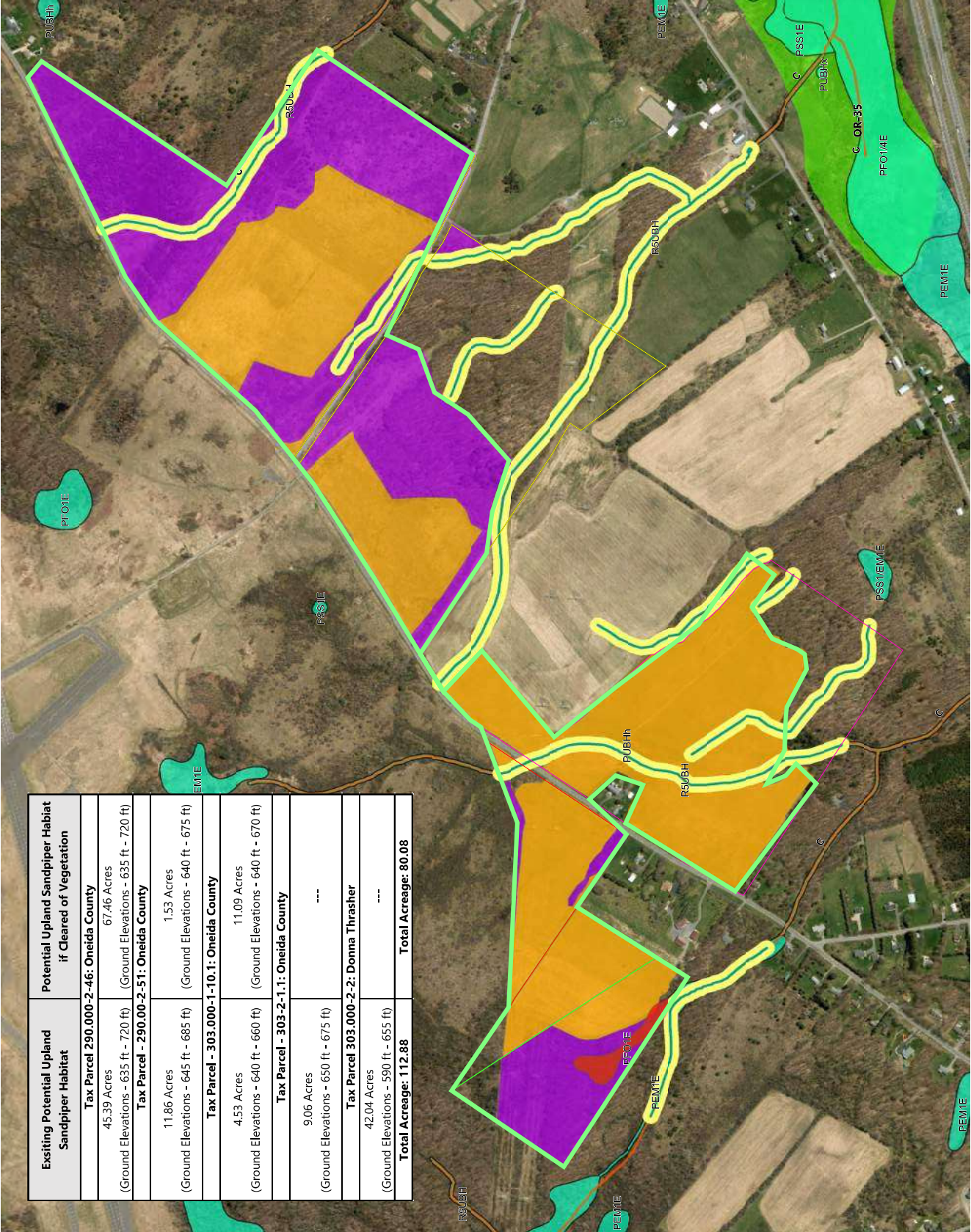
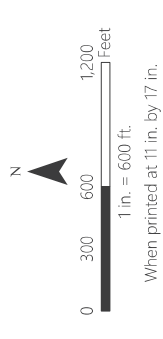




Figure 7  
Site 3: NYS Agriculture Districts



## ATTACHMENT 1

### DESCRIPTION OF PROPOSED ACTION

The purpose of the Proposed Project is to develop a large, unused “Triangle Area” at Griffiss International Airport (RME) with a mix of aeronautical and non-aeronautical uses to become more financially self-sustaining by maximizing the revenue potential of land under its ownership for the benefit of the Mohawk Valley region. The need for the Proposed Project is to generate airport revenue, promote orderly land use planning, and meet the demand for economic growth. The revenue will be used to construct, improve, and maintain Airport facilities and services while offsetting operating costs. Development of the Proposed Project is envisioned as a long-term process that is dependent on market response. The Proposed Project is broken into three distinct sites with separate activities.

- Site 1 is the main “Triangle Area” totaling 286 acres to be developed as an Airport Business Park
- Site 2 is the location of the 160.5-acre Mohawk Glen Golf Course property currently in the process of being acquired by Oneida County. The intent is to rezone the parcel from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial.
- Site 3 is a 192-acre site that will be used to create new Upland Sandpiper habitat to offset impacts within Site 1.

#### Site 1

Key components of Site 1 development are depicted on **Figure 3** and summarized below. The Proposed Airport Business Park Development Project consists of the following elements:

- ◆ Excavating/grading of approximately 135.5 acres of land that includes:
  - ◆ New building construction (43.9 acres: 33.3 acres non-aeronautical buildings and 10.6 acres of aeronautical buildings)
  - ◆ Installation of utility corridors to connect to public systems (i.e., water, sewer, electric, gas)
  - ◆ Installation of five stormwater management areas
  - ◆ Construction of paved roads and automobile parking areas, and installation of transportation infrastructure (i.e., access roads, sidewalks, curbs, street lighting, etc.)
  - ◆ Construction of traffic roundabout
  - ◆ Construction of aircraft parking apron
  - ◆ Construction of noise barrier
  - ◆ Landscaping (i.e., installing irrigation, plantings, etc.)
  - ◆ Installation of new perimeter fence (12,035 linear feet) and removal of existing perimeter fence (11,163 linear fence)
- ◆ Reserved greenspace (8.5 acres)
- ◆ Removal of 17.5 acres of trees and 340 individual trees
- ◆ Demolition of two buildings
  - ◆ Building 222 (former Hush House Building 5771) <sup>1</sup>
  - ◆ Tactical Air Navigation System (TACAN) electrical building
- ◆ Development of 187-acre upland sandpiper mitigation site
- ◆ Land acquisition or property transfer (**Figure 4**)

---

<sup>1</sup> A Hush House is a term used for an enclosed, noise suppressed, aircraft engine test facility

- ◆ Fee simple for traffic roundabout, 0.05 acres (tax parcel 224.000-1-1)
- ◆ Utility corridor easements, 4.39 acres (tax parcels 243.000-1-1.6, 243.000-1-1.11, 243.000-1-1.33, 243.000-1-1.29 and 243.000-1-1.35)
- ◆ Temporary construction easements for road improvements and traffic roundabout, 0.25 acres (tax parcel 224.000-1-1)
- ◆ Property transfer to NYS for traffic roundabout, 0.89 acres (tax parcel 224.000-1-4.1)
- ◆ Property transfer to City of Rome for utility corridor (sewer), 0.75 acres (tax parcel 224.000-1-4.1)
- ◆ Rezone  $\pm$  229 acres from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial

## Site 2

Site 2 is currently the Mohawk Glen Golf Course consisting of 160.5 acres. Oneida County has executed a purchase agreement with the owner and is in the process of closing on the purchase. Closing is expected by the end of January, and the County will cease use of the parcel as a golf course upon transfer of title. Site 2 will be rezoned from Griffiss Business Redevelopment District to Griffiss Business – Flex Industrial (**Figure 3**).

## Site 3

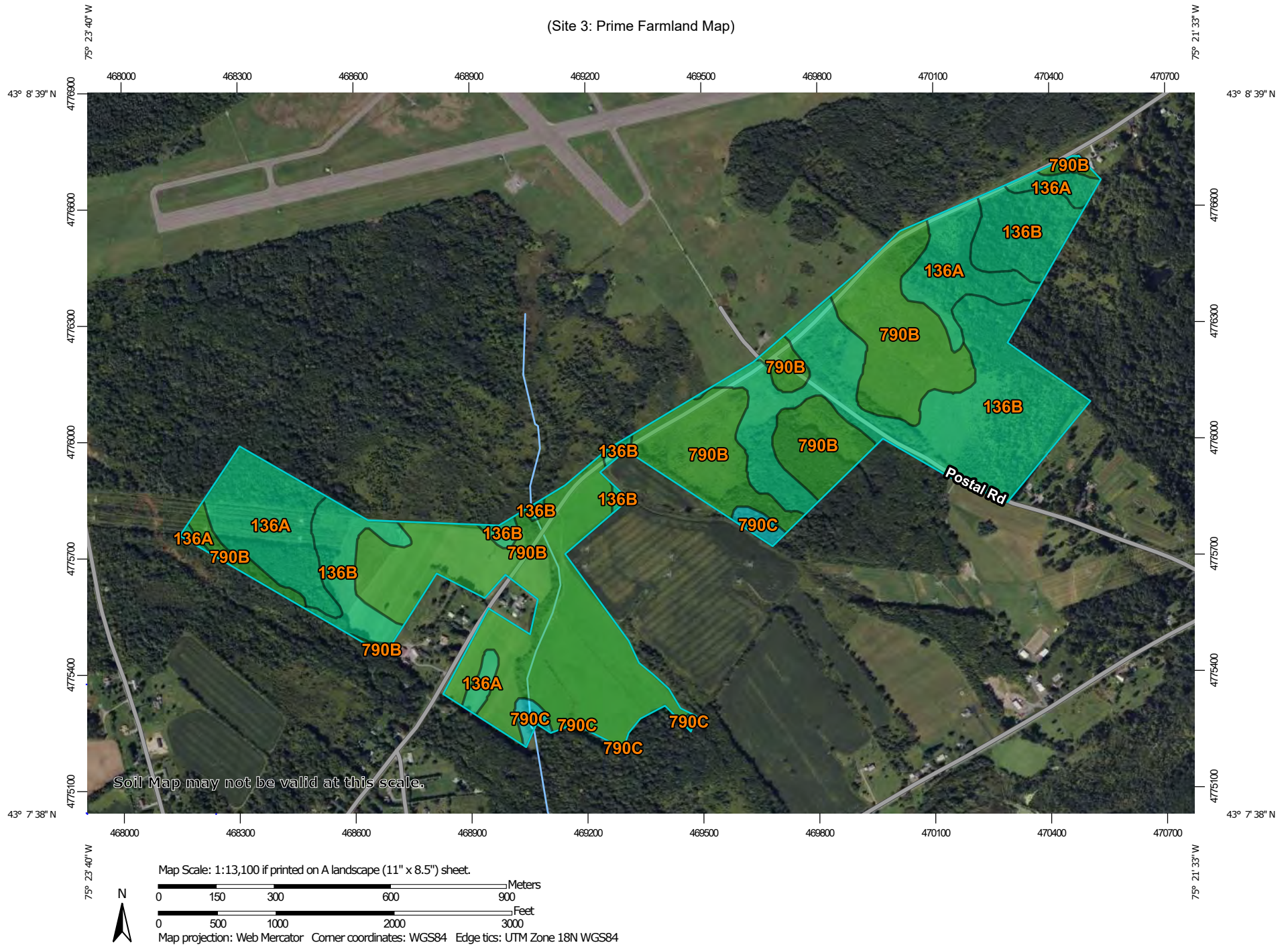
Compensatory mitigation is recommended for the loss of the 62.41 acres of Upland Sandpiper habitat within Site 1. Based on coordination with the NYSDEC, compensatory mitigation measures will require a 3:1 impact ratio (i.e., 62.41 acres of habitat  $\times$  3 = 187.23 acres of equivalent habitat to be created). Compensatory mitigation measures that are recommended include the following:

- ◆ Create new Upland Sandpiper habitat on four County-owned parcels (tax parcels 290.000-2-46, 290.00-2-50, 303-2-1.1, and 303.000-1-10.1). These parcels can accommodate approximately 192.96 acres of new habitat (**Figure 5**).
- ◆ Removal of 80.08 acres of vegetation on tax parcels 290.000-2-46, 290.00-2-50, and 303.000-1-10.1
- ◆ Habitat conversion will be established as part of the Part 182 Permit
- ◆ Proposed seed mix for cleared and grubbed areas will be provided by the NYSDEC.
- ◆ Removal of 1.8 acres of trees in federal wetlands will include cutting trees and grinding stumps to the ground with no soil disturbance; this will convert a forested wetland to an emergent wetland.
- ◆ Establish permanent conservation easements over areas preserved for new habitat.
- ◆ Acquire a permanent conservation easement on one privately owned parcel totaling 42 acres (tax parcel 303.000-2-2) (**Figure 5**)
- ◆ Area will continue to be farmed for hay crops only and seasonal mowing schedule outside of breeding season will be maintained.
- ◆ Proposed conservation easements will be in place prior to construction activities taking place.
- ◆ Upland Sandpiper mitigation plan will be developed based on NYSDEC recommendations and standards.
- ◆ SWPPP will be obtained prior to construction activities taking place.
- ◆ Implement vegetation management plan:
  - ◆ Baseline assessment of existing conditions at mitigation area/s
  - ◆ Mowing and vegetation management to create/retain grasslands of various heights.
  - ◆ Vegetation monitoring to make sure forested wetland that was converted to emergent/wet meadow does not succeed into a scrub shrub wetland cover type.
  - ◆ No mechanized equipment within managed areas during the breeding/nesting seasons

- ◆ Additional maintenance mowing to maintain grassland habitat and prevent encroachment of woody vegetation.
- ◆ Implement mitigation monitoring program:
  - ◆ Establish objectives for mitigation and corresponding measurement methods.
  - ◆ Identify performance standards to evaluate mitigation success.
  - ◆ Annual monitoring and reporting based on NYSDEC requirements.

# ATTACHMENT 2 USDA NRCS WEB SOIL SURVEY

(Site 3: Prime Farmland Map)



**Natural Resources  
Conservation Service**


Web Soil Survey  
National Cooperative Soil Survey

12/15/2024  
Page 1 of 5

Farmland Classification—Oneida County, New York  
(Site 3: Prime Farmland Map)









## MAP LEGEND








### Area of Interest (AOI)






 Area of Interest (AOI)








### Soils



#### Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

### Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Oneida County, New York  
(Site 3: Prime Farmland Map)

|  |  |  |   |  |  |                           |  |  |  |
|--|--|--|---|--|--|---------------------------|--|--|--|
|  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season   |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  |                           | Farmland of unique importance  |  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |
|  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |  | Farmland of statewide importance, if irrigated and drained  |  | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season                         | <b>Soil Rating Points</b> |  |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |
|  | Prime farmland if irrigated and reclaimed of excess salts and sodium   |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |                           | Not prime farmland   |  | Prime farmland if irrigated and reclaimed of excess salts and sodium   |
|  | Farmland of statewide importance   |  | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer                                    |  | Farmland of statewide importance, if thawed  |                           | Prime farmland if protected from flooding or not frequently flooded during the growing season                    |  | Farmland of statewide importance   |
|  | Farmland of statewide importance, if drained   |  | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60        |  | Farmland of local importance   |                           | Prime farmland if irrigated  |  | Farmland of statewide importance, if drained   |
|  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |  |   |  | Farmland of local importance, if irrigated   |                           | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |
|  | Farmland of statewide importance, if irrigated   |  |   |  |  |                           | Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated   |

Farmland Classification—Oneida County, New York  
(Site 3: Prime Farmland Map)



## Farmland Classification

| Map unit symbol                    | Map unit name                             | Rating                           | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------------------------|--------------|----------------|
| 136A                               | Kendaia silt loam, 0 to 3 percent slopes  | Prime farmland if drained        | 37.5         | 15.4%          |
| 136B                               | Kendaia silt loam, 3 to 8 percent slopes  | Prime farmland if drained        | 79.7         | 32.7%          |
| 790B                               | Conesus silt loam, 3 to 8 percent slopes  | All areas are prime farmland     | 122.7        | 50.4%          |
| 790C                               | Conesus silt loam, 8 to 15 percent slopes | Farmland of statewide importance | 3.8          | 1.5%           |
| <b>Totals for Area of Interest</b> |   |                                  | <b>243.7</b> | <b>100.0%</b>  |

## Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

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

Project :

Date :

**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.

| <b>1. Impact on Land</b><br>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)<br><i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> |                                   |  |   | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
|---|-----------------------------------|--|---|-----------------------------|------------------------------|
|   | Relevant<br>Part I<br>Question(s) | No, or<br>small<br>impact<br>may occur | Moderate<br>to large<br>impact may<br>occur |                             |                              |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet.   | E2d                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| b. The proposed action may involve construction on slopes of 15% or greater.  | E2f                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.  | E2a                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.  | D2a                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.  | D1e                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).   | D2e, D2q                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.   | B1i                               | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |
| h. Other impacts: _____<br>_____  |                                   | <input type="checkbox"/>               | <input type="checkbox"/>                    |                             |                              |

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| <b>2. Impact on Geological Features</b><br>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) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. Identify the specific land form(s) attached: _____   | E2g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____   | E3c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. Other impacts: _____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

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| <b>3. Impacts on Surface Water</b><br>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) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i> |                                    |                                      |   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may create a new water body.  | D2b, D1h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.  | D2a                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.  | D2a, D2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.   | D2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).   | D2d                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.   | E2h                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.  | D2q, E2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.   | D1a, D2d                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |

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| l. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
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| <b>4. Impact on groundwater</b><br>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.<br>(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)<br><i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | <input type="checkbox"/> NO | <input type="checkbox"/> YES  |                                    |
|   | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____  | D2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.   | D1a, D2c                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may include or require wastewater discharged to groundwater.   | D2d, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.  | D2p, E2l                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>5. Impact on Flooding</b><br>The proposed action may result in development on lands subject to flooding.<br>(See Part 1. E.2)<br><i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | <input type="checkbox"/> NO | <input type="checkbox"/> 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 development in a designated floodway.  | E2i                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in development within a 100 year floodplain.  | E2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in development within a 500 year floodplain.  | E2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in, or require, modification of existing drainage patterns.   | D2b, D2e                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may change flood water flows that contribute to flooding.  | D2b, E2i, E2j, E2k          | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?  | E1e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

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| g. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
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| <b>6. Impacts on Air</b><br>The proposed action may include a state regulated air emission source. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br>(See Part 1. D.2.f., D.2.h, D.2.g)<br><i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>   |  |  |  |
|---|--|--|--|
|   | 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:<br>i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )<br>ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)<br>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)<br>iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )<br>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions<br>vi. 43 tons/year or more of methane | D2g<br>D2g<br>D2g<br>D2g<br>D2g<br>D2h | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| 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                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| 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                               | <input type="checkbox"/>   | <input type="checkbox"/>   |
| d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.  | D2g                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.   | D2s                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| f. Other impacts: _____<br>_____  |  | <input type="checkbox"/>   | <input type="checkbox"/>   |

| <b>7. Impact on Plants and Animals</b><br>The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

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| 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 | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____   | E2n | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.<br>Habitat type & information source: _loss of 62.41 acres of mowed grassland<br>o _____ | E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.   | D2q | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: _____<br>_____   |     | <input type="checkbox"/> | <input type="checkbox"/> |

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| <b>8. Impact on Agricultural Resources</b><br>The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.  | E2c, E3b                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).   | E1a, E1b                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.  | E3b                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.   | E1 a, E1b                          | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.  | C2c, C3, D2c, D2d                  | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.  | C2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| h. Other impacts: _____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

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| <b>9. Impact on Aesthetic Resources</b><br>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.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> |                                    |  |  |
|  |                                    | <input type="checkbox"/> NO                          | <input type="checkbox"/> YES                         |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>                 | <b>Moderate to large impact may occur</b>            |
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.  | E3h                                | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.  | E3h, C2b                           | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round   | E3h                                | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities   | E3h<br>E2q,<br>E1c                 | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.   | E3h                                | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile   | D1a, E1a,<br>D1f, D1g              | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| g. Other impacts: _____<br>_____   |                                    | <input type="checkbox"/>                             | <input type="checkbox"/>                             |

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| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>   |                                    |                                      |   |
|   |                                    | <input type="checkbox"/> NO          | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____   | E3g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |

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|--|---|---|---|
| d. Other impacts: _____<br>_____   |   | <input type="checkbox"/>  | <input type="checkbox"/>  |
| <p>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:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property's setting or integrity.</p> <p>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.</p> | <p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |

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| <b>11. Impact on Open Space and Recreation</b><br>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.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 12.</i> |   |                                      |   |
|   |   | <input type="checkbox"/> NO          | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b>        | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| 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<br>E2h,<br>E2m, E2o,<br>E2n, E2p | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in the loss of a current or future recreational resource.   | C2a, E1c,<br>C2c, E2q                     | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.  | C2a, C2c<br>E1c, E2q                      | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.  | C2c, E1c                                  | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. Other impacts: _____<br>_____  |   | <input type="checkbox"/>             | <input type="checkbox"/>                  |

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| <b>12. Impact on Critical Environmental Areas</b><br>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br><i>If "Yes", answer questions a - c. If "No", go to Section 13.</i> |                                    |                                      |   |
|   |                                    | <input type="checkbox"/> NO          | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| 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                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. Other impacts: _____<br>_____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

| <b>13. Impact on Transportation</b><br>The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.j)<br><i>If "Yes", answer questions a - f. If "No", go to Section 14.</i> |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
|  | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.  | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action will degrade existing transit access.   | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.   | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may alter the present pattern of movement of people or goods.   | D2j                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Other impacts: _____<br>_____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>14. Impact on Energy</b><br>The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.k)<br><i>If "Yes", answer questions a - e. If "No", go to Section 15.</i> |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
|   | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.   | D2k                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.   | D1g                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. Other Impacts: _____<br>_____  |                             |                               |                                    |

| <b>15. Impact on Noise, Odor, and Light</b><br>The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.m., n., and o.)<br><i>If "Yes", answer questions a - f. If "No", go to Section 16.</i> |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
|  | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in routine odors for more than one hour per day.   | D2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

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| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____<br>_____  |          | <input type="checkbox"/> | <input type="checkbox"/> |

#### 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 occur | 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The site of the proposed action is currently undergoing remediation.   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action involves construction or modification of a solid waste management facility.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. The proposed action may result in the unearthing of solid or hazardous waste.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.  | D2r, D2s                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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<br>E1h             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.   | E1f, E1g                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| l. The proposed action may result in the release of contaminated leachate from the project site.  | D2s, E1f,<br>D2r            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| m. Other impacts: _____<br>_____  |                             |                               |                                    |

| <b>17. Consistency with Community Plans</b><br>The proposed action is not consistent with adopted land use plans.<br>(See Part 1. C.1, C.2. and C.3.)<br><i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i> |                                   |                               |                                    |
|--|-----------------------------------|-------------------------------|------------------------------------|
|  |                                   | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | 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<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.  | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.  | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)  | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____<br>_____   |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>18. Consistency with Community Character</b><br>The proposed project is inconsistent with the existing community character.<br>(See Part 1. C.2, C.3, D.2, E.3)<br><i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i> |                                |                               |                                    |
|--|--------------------------------|-------------------------------|------------------------------------|
|  |                                | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | 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                  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)   | C4                             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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<br>D1g, E1a        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.  | C2, E3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.   | C2, C3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.   | C2, C3<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____<br>_____   |                                | <input type="checkbox"/>      | <input type="checkbox"/>           |

**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 attached impact evaluation.

**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  
Draft Environmental Assessment (EA) for Airport Business Park Development at the Griffiss International Airport, dated September 2024

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Oneida County \_\_\_\_\_ 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: Triangle Area at Airport Business Park Development at Griffiss International Airport

Name of Lead Agency: Oneida County

Name of Responsible Officer in Lead Agency: Ed Arcuri

Title of Responsible Officer: Commissioner of Aviation

Signature of Responsible Officer in Lead Agency: 

Date: 4/17/25

Signature of Preparer (if different from Responsible Officer) Gayle M. McKee

Date: 4/17/25

**For Further Information:**

Contact Person: Gayle McKee

Address: 141 Elm Street, Suite 100, Buffalo, NY 14203

Telephone Number: 716-955-3017

E-mail: gmckee@cscos.com

**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>

## FEAF Part 3 Impact Evaluation

The FEAF Part 2 Analysis was completed using various documents, and online resources. A draft federal Environmental Assessment (EA) has been prepared for Site 1 (“Airport Business Park Development Project”). The analysis below uses information contained in the Draft EA and associated technical studies and surveys to complete the SEQR analysis.<sup>1</sup> Site 2 (Mohawk Glen Golf Course) was recently acquired by the County and is being evaluated in this SEQR process for a zoning change only since it is an adjacent site to facilitate zoning approval in conjunction with the zoning change taking place on Site 1. There are no development plans in place at this time for Site 2. Site 3 contains the proposed Upland Sandpiper mitigation area. The mitigation area location and mitigation measures were developed and approved in coordination with the County, FAA, and NYSDEC as part of the Draft EA for Site 1. Since Site 3 was the approved mitigation further analysis was not conducted on the site as part of the federal EA. The analysis of impacts detailed below for SEQR purposes is based on a review of online resources related.

### 1. Impact on Land:

- (a) The proposed action may involve construction on land where depth to water table is less than 3 feet.

Site 1: A portion of the site contains USDA Web Soil Survey soil types with depth to the water table of less than 3 feet (refer to Attachment 1). However, this soil type occurs within the on-airport portion of development known as the “Triangle Site”. Based on historical records, this site has been previously disturbed and is now maintained as mowed lawn area. Therefore, the depth to water table is likely greater than 3 feet. No impact.

Site2: N/A , zoning change only, no development. No impact.

Site 3: The depth to the water table is less than 3 feet in some areas based on the USDA Web Soil Survey soil types (refer to Attachment 1). Removal of 80 acres of trees (including grading, grubbing, and replanting with NYSDEC approved grassland mixes) is proposed to create new Upland Sandpiper habitat to offset the loss of Upland Sandpiper breeding habitat impacted by development taking place on Site 1. Depth of disturbance for tree removal is not expected to exceed 18-24 inches. Impacts will be temporary during construction, disturbed areas will be reseeded with approved NYSDEC grassland mixes, and sediment and erosion will be controlled in accordance with the NYSDEC’s SPDES General Permit for Stormwater Discharges from Construction Activity GP-0-25-001 and a Stormwater Pollution Prevention Plan (SWPPP). No or small impact.

- (b) Based on a review of the USDA Web Soil Survey for Sites 1 & 3 there are no slopes that exceed 15% or greater (refer to Attachment 1). Site 2 N/A no development taking place, zoning change only. No Impact.
- (c) Based on a review of the USDA Web Soil Survey<sup>2</sup> depth to bedrock is greater than 6.5 feet (refer to Attachment 1). No impact.
- (d) The proposed action is not anticipated to remove amounts of material in excess of 1,000 tons of natural material. No impact.

Site 1: The airport business park development will require excavation/earthwork to be performed to install foundations, electrical utilities, closed drainage piping and perform grading and asphalt paving

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<sup>1</sup> <https://oneidacountyny.gov/departments/planning/public-notice/>

<sup>2</sup> [Web Soil Survey](#)

for access roads, and automobile/truck parking during construction operations. No mining or dredging will take place. No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Creation of Upland Sandpiper habitat to offset impacts related to development of Site 1 include grading and tree removal. Approximately 80 acres of trees will be removed. No mining or dredging will take place. No or small impact.

- (e) The proposed action may involve construction that continues for more than one year or in multiple phases.

Site 1: The proposed action is expected to be constructed in multiple phases over multiple years (eight phases over a ten-year period). Phase 1 includes installation of duct banks and extending utilities (water, sewer utilities, electric, gas, and telecommunications) to the site. Phase 2 includes roadway improvements (construction of a traffic roundabout, road realignment, and noise barrier) and construction of an internal site access road. Phases 3-8 include on-site construction of infrastructure as needed to serve the proposed new manufacturing/R&D/aeronautical use lots as they are leased and developed (includes buildings with associated roads, auto parking, utilities, and landscaping). As part of the required NYS DEC SWPPP, a construction plan is required for each phase of construction that will identify construction access points, staging areas, haul routes, spoil areas, work areas, construction trailer locations, parking, and best management practices. Further to minimize noise impacts to nearby properties, it is recommended that construction activities take place during daylight hours, all engines have proper mufflers, and that operation of noisy equipment during weekends is minimized or avoided. No or small impact.

Site2: N/A , zoning change only, no development. No impact.

Site 3: Construction activities include the removal of trees, grading, grubbing and reseeding with grassland mix to create Upland Sandpiper habitat. It is anticipated construction activities will take place in a one-year timeframe with tree removal taking place during the winter to avoid impacts to threatened and endangered species and final grading/reseeding with grass taking place in the spring. Due to the short duration of construction activities no or small impact.

- (f) The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicide)

Sites 1 & 3: SWPPP's will be prepared for the proposed project in accordance with all requirements of the NYSDEC General Permit for Stormwater Discharges from Construction Activities (GP-0-25-001). The SWPPP and construction plans/drawings will contain details and written notes and descriptions regarding temporary and permanent erosion control measures, vegetative restoration, and slope stabilization along with a written construction sequence.

In order for the project to obtain and maintain coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activities, weekly written compliance inspections will be preformed, which will verify the condition of all implemented erosion control measures and identify any discrepancies in same with a directive to the Contractor to install/replace/repair all erosion control measures in a timely manner on an as-needed basis.

The proposed construction activities will create increased erosion; however, the proposed temporary and permanent erosion control measures and permanent stormwater management practices will mitigate these impacts as required by the NYSDEC. No or small impact may occur.

Site 2: N/A, zoning change only, no development. No impact.

- (g) Based on a review of the NYS DEC Coastal Erosion Hazard Area mapping<sup>3</sup>, the project sites are not located in a designated coastal erosion hazard area. No Impact.

## **2. Impact on Geological Features:**

Based on a review of the NYSDEC Environmental Resource Mapper<sup>4</sup> and a review of the National Park Service National Natural Landmarks Directory<sup>5</sup>, the project sites do not contain nor are they adjacent to any unique geologic features or National Natural Landmarks. No Impact.

## **3. Impact on Surface Water:**

- (a) The proposed action will not create a new water body.
- (b) The proposed action will not modify or increase the surface area of any existing water bodies.

Site 1: The increase in impervious area associated with the development of Site 1 (from 45.57 acres to 113.6 acres) related to construction of access roads, roadway improvements (traffic roundabout, realignment of Perimeter Road), automobile parking areas, aircraft parking apron, and new buildings will require additional stormwater management infrastructure. Approximately 40% of the entire 286-acre site would be impervious surfaces with the remaining 60% of the site remaining undeveloped.

Stormwater runoff from the newly created impervious areas will be contained onsite through the construction of stormwater management infrastructure (i.e., stormwater drainage basins, dry swales, and installation of new drainage pipes). Based on the results of a drainage study five new stormwater management areas will be constructed ranging in size from 43,000 SF to 262,226 SF. Comparison of existing and proposed peak flow rates for the overall development area with incorporation of the proposed stormwater management infrastructure indicates no increase in peak flow discharge rates overall or per drainage area. A SWPPP is required, and stormwater management areas will be designed in accordance with the NYSDEC Stormwater Management Design Manual (January 2015). No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: N/A, no impervious surfaces will be constructed, nor will any stormwater management infrastructure be required for the proposed tree removal, grading, and reseeding. A SWPPP will be prepared for the project. No or small impact.

- (c) The proposed action will not involve dredging. No impact.
- (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.

Site 1: Based on the results of various wetland and waterway delineations conducted by C&S Engineers, Inc., in June 2021, August 2022, and September 2022, two wetlands totaling 0.39 acres were delineated within or near the Project site (refer to Attachment 1). The proposed action will avoid Wetland A (USACE wetland) because this area has been identified as preserved grassland area for Upland Sandpipers. In addition, the proposed utility corridor was relocated west of the electrical

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<sup>3</sup> [Coastal Erosion Hazard Areas | NYS GIS Clearinghouse Data](#)

<sup>4</sup> [Environmental Resource Mapper](#)

<sup>5</sup> [National Natural Landmarks Directory - National Natural Landmarks \(U.S. National Park Service\)](#)

substation to avoid development activities taking place on or near Wetland B (USACE/NYSDEC wetland). No impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Based on a review of the NYSDEC Environmental Resource Mapper no state designated wetlands are located within Site 3 (refer to Attachment 1). Based on a wetland delineation conducted by C&S Engineers, Inc. in November 2024, creation of new Upland Sandpiper Habitat will include the removal of 1.8 acres of trees in a federally delineated wetland (USACE) (refer to Attachment 1). This will convert a forested wetland to an emergent wetland. The following mitigation measures are recommended:

- No grubbing of soils, removal of stumps, or the removal of root systems of any vegetation within wetlands
- Clearing activities in the vicinity of the wetland will be conducted such that individual trees are felled in a direction away from the wetland
- Minimize the duration of the construction period to the extent possible
- Vegetation removal will occur in winter months when the soils are dry and/or frozen and will be done using low ground pressure equipment or handheld equipment
- Appropriate soil erosion and sediment control devices will be used during construction

Implementation of the above mitigation measures will result in no or small impact.

- (e) The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.

Site 1 development will involve the removal of 17.5 acres of trees and 340 individual trees that can lead to erosion of soil and sedimentation. When trees are removed it can result in reduced base flows in streams, increase flooding, and lower water quality. During construction activities construction vehicles tracking soil onto the roadways can temporarily increase the potential for soil erosion, causing a potential increase in suspended solids in runoff and local receiving waters which can temporarily degrade water quality.

The following mitigation measures are proposed to minimize impacts to nearby waterbodies:

- Approximately 8.5 acres of trees will be preserved to maintain a visual screen/buffer between residential properties and site development.
- Preserve vegetation if not needed for site development activities (i.e., individual trees, small patches of tree areas)
- Preparation of a Stormwater Pollution Prevention Plan.
- BMPs will be followed to avoid accidental spills of fuel oils, chemicals, concrete leachate, and sediments into aquatic habitats. These practices include proper storage, use, and cleanup of all construction-related chemicals. Erosion and sediment control features may include silt fences, straw bales, hydroseeding of exposed soils, and mulching.
- Construction entrances and exits will be stabilized to prevent tracking onto roadways.
- Disturbed areas will be restored to prevent soil erosion following completion of construction activities.
- Periodic cleaning of soil erosion and sediment control features.

The proposed construction activities will create increased erosion; however, the proposed temporary and permanent erosion control measures and permanent stormwater management practices will mitigate these impacts as required by the NYSDEC. No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: The removal of 80 acres of trees associated with grading, grubbing, and replanting to create new Upland Sandpiper habitat may result in temporary soil erosion and sedimentation causing a potential increase in suspended solids in runoff and local receiving waters which can temporarily degrade water quality. The following mitigation measures are proposed to minimize impacts to nearby waterbodies:

- Preparation of a Stormwater Pollution Prevention Plan.
- BMPs will be followed to avoid accidental spills of fuel oils, chemicals, concrete leachate, and sediments into aquatic habitats. These practices include proper storage, use, and cleanup of all construction-related chemicals. Erosion and sediment control features may include silt fences, straw bales, hydroseeding of exposed soils, and mulching.
- Construction entrances and exits will be stabilized to prevent tracking onto roadways.
- Disturbed areas will be restored to prevent soil erosion following completion of construction activities.
- Periodic cleaning of soil erosion and sediment control features.

The proposed construction activities will create increased erosion; however, the proposed temporary and permanent erosion control measures and permanent stormwater management practices will mitigate these impacts as required by the NYSDEC. No or small impact.

- (f) The proposed action does not include construction of one or more intake(s) for withdrawal of water from surface water. No Impact.
- (g) The proposed action does not include construction outfall(s) for discharge of wastewater to surface water(s). No Impact.
- (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.

Refer to Items 1.(f), 3.(b), and 3.(c).

- (i) The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

Refer to Items 1.(f), 3.(b), and 3.(c).

- (j) The proposed action does not involve the application of pesticides or herbicides in or around any water body. No impact.
- (k) The proposed action does not require the construction of new, or expansion of existing, wastewater treatment facilities. No impact.

#### 4. Impact on Groundwater Water:

Site 1: The Airport Business Park Development is not located over a sole source aquifer, the groundwater at the Griffiss International Airport is not used as a drinking supply, and construction activities would not involve ground disturbance below 5 feet (groundwater in the area is at a depth of 13 feet<sup>6</sup>). No impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Site clearing and grading will take place to remove trees and replant areas with approved NYSDEC approved grassland mix to support creation of Upland Sandpiper habitat. Construction activities would not involve ground disturbance below 1-2 feet (groundwater in the area is at a depth of 28.5 feet<sup>7</sup>). No impact.

#### 5. Impact on Flooding

Site 1: Based on a review of the FEMA Flood Insurance Rate Map (FIRM) for the airport (Map Number 36065C0556F effective date: September 27, 2013), the Project area is not located within a 100-year or 500-year floodplain boundary<sup>8</sup> (refer to Attachment 1). No impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Based on a review of the FEMA Flood Insurance Rate Map (FIRM) for the site (Map Numbers 36065C0588F and 36065C0569F effective date: September 27, 2013), the Project area is not located within a 100-year or 500-year floodplain boundary<sup>9</sup> (refer to Attachment 1). No impact.

#### 6. Impacts on Air:

The proposed action may include a state regulated air emission source.

- (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 thresholds established in the FEAF.

Site 1: Federal and/or state regulated air emissions permits may be required for the proposed action depending on the type of facility/facilities that will be constructed. An Air Quality and Climate Assessment was prepared by HMMH in February 2024 for the conceptual layout plan. Based on the Assessment, the proposed action will generate more than 1,000 tons/year of carbon dioxide (CO<sub>2</sub>). Currently there are no significance thresholds for climate impacts. Given the low percentage of overall emissions generated compared to the New York statewide GHG inventory, the increase in construction and net operational emissions as a result of the proposed action is not substantial on a statewide, national, or global scale

The following best management practices (BMPs) are recommended to reduce the emissions of criteria pollutants:

- Use construction equipment that can operate on alternative fuels or electricity wherever possible to minimize emissions associated with diesel and gasoline powered equipment.
- During construction, institute particulate control measures, such as watering and stabilizing wind erodible soil as soon as practical after disturbance. It should be noted the emissions associated with a watering truck have been included in the emission estimates for summertime scenarios.

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<sup>6</sup> [https://nwis.waterdata.usgs.gov/usa/nwis/gwlevels/?site\\_no=431302075245101](https://nwis.waterdata.usgs.gov/usa/nwis/gwlevels/?site_no=431302075245101)

<sup>7</sup> [https://nwis.waterdata.usgs.gov/usa/nwis/gwlevels/?site\\_no=431302075245101](https://nwis.waterdata.usgs.gov/usa/nwis/gwlevels/?site_no=431302075245101)

<sup>8</sup> <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

<sup>9</sup> <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

- Reducing exposed erodible surface area through appropriate materials and equipment staging procedures.
- Covering exposed surface areas in an expeditious manner.
- Reducing equipment idling times.
- Reducing vehicle speeds onsite.
- Ensuring contractor knowledge of appropriate fugitive dust and equipment exhaust controls.
- Soil stabilization via cover or periodic watering.
- Using covered haul trucks during materials transportation.
- Suspension of construction activities during high-wind conditions.
- All air permits, including Title V, Air State Facility (ASF), and Air Facility Registrations (AFR) will be obtained prior to construction (groundbreaking)
- Air emissions sources will be developed in conformance with the Climate Leadership and Community Protection Act (CLCPA)

Given all required air emissions permits will be obtained, BMPs will be implemented, no or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: N/A, air emission permits will not be required. Site work involves tree removal, grading, and replanting areas with NYSDEC approved grassland mixes to create Upland Sandpiper habitat. No structures will be constructed. No impact.

- (b) The proposed action will not generate 10 tons/year or more of designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants. No impact.
- (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.

Site 1: As identified in 6.(a), the proposed action may require a state air registration. Based on the Air Quality and Climate Assessment was prepared by HMMH in February 2024, the proposed action is not expected to produce an emissions rate of total contaminants that exceed 5 lbs. per hour, or include a heat source capable of producing more than 10 million BTU=s per hour (1,900,000 SF of building / 55 BTUs = 34,550 BTUs per hour).

Given all required air emissions permits will be obtained and the proposed action is not expected to produce an emissions rate of total contaminants exceeding FEAF thresholds, no or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: N/A, air emission permits will not be required. Site work involves tree removal, grading, and replanting areas with NYSDEC approved grassland mixes to create Upland Sandpiper habitat. No structures will be constructed. No impact.

- (d) The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.

Refer to 6.(a).

- (e) The proposed action will not result in the combustion or thermal treatment of more than 1 ton of refuse per hour. No impact.

## **7. Impact on Plants and Animals:**

The proposed action may result in a loss of flora or fauna.

- (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.

### **Federally Protected Species**

Site 1: Based on the USFWS Official Species Letter obtained on February 27, 2025, one endangered species (Northern Long-eared Bat), one proposed endangered species (Tricolored Bat), and one candidate species (Monarch Butterfly) may occur in the vicinity of the site (refer to Attachment 1). A Species and Habitat Assessment (Assessment) was conducted by C&S Engineers, Inc. in April 2024 to determine if the site has suitable foraging and roosting/breeding habitat for federally protected species. The Assessment determined the site does not have the potential to contain northern long-eared bat (NLEB) roosting/breeding habitat but does have the potential for suitable foraging habitat. The proposed development will result in the loss of 17.5 acres of forested areas and 340 individual trees resulting from Site 1 development activities (grading, buildings, auto parking, access roads, and stormwater management areas). A no effect determination was made for the NLEB and Tricolored Bats based on the following:

- USFWS IPaC data letter indicates the project is located in an area where the NLEB is not likely to occur
- NYSDEC data indicated that there are no documented summer occurrences within 1.5 miles of the project area, and there are no known hibernacula within 5 miles of the project.
- Tree clearing will not be completed within 0.25 mile of known hibernacula or within 150 feet of any known, occupied northern long-eared bat maternity roosts.
- Tree removal and clearing will be completed between November and February to avoid the species summer occupancy season.
- A significant amount of existing forested habitat and connective wildlife corridors will remain near the Project area
- Minimize the duration of the construction period to the extent possible

The proposed action will not significantly reduce the foraging potential within and adjacent to the Project area post-construction. Therefore, adverse impacts to NLEB and Tricolored Bats is not expected.

The proposed action will result in the loss of 62.41 acres of mowed lawn areas resulting from Site 1 development activities (grading, buildings, auto parking, access roads, and stormwater management areas). A no effect determination was made for the Monarch Butterfly based on the following:

- The project preserves approximately 30 acres of grassland areas within the project site boundary.
- The project requires the creation of approximately 187.23 acres of grassland.

- A significant amount of existing grassland habitat and connective wildlife corridors will remain near the project site.
- Minimize the duration of the construction period to the extent possible.

Although there is a loss of mowed lawn / grassland areas and reduction in habitat on the project site, there are mowed lawn/grassland areas within and adjacent to the project site post-construction and the additional grassland habitat creation on Site 3 offsets the loss. No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Based on the USFWS IPaC Resource List obtained on March 6, 2025, one endangered species (Northern Long-eared Bat), one proposed endangered species (Tricolored Bat), one proposed threatened (Green Floater), and one candidate species (Monarch Butterfly) may occur in the vicinity of the Project area (refer to Attachment 1). Since a 50-foot buffer is maintained between streams and the proposed tree removal activities and construction activities require a SWPPP, no impacts to the Green Floater clam are expected. Refer to Site 1 No Effect determination for the NLEB and Tricolored Bat, and monarch butterfly.

### **State Protected Species**

Site 1: Coordination with the NYSDEC dated September 6, 2021, and the NYNHP dated October 4, 2022, identified the Upland Sandpiper (threatened) as having been documented within the Project area for Site 1. Based on the results a Grassland Species Assessment prepared by TRC in December 2022, Site 1 contains a total of 160 acres of grassland (approximately 56% of the Project area), while 138.6 acres (approximately 49% of the total Project area) provide contiguous grassland habitat that may be suitable for grassland obligate species”.

From January 5, 2023 through February 2025, meetings, field visits, and coordination has taken place with the NYSDEC regarding Upland Sandpiper impacts and mitigation measures. *“Based on the results of the assessment and breeding season occurrences of upland sandpiper within the past five years, it is our opinion that the Proposed Project has the potential to impact suitable habitat.”* NYSDEC reviewed the Grassland Species Assessment and concurred with assuming presence of the Upland Sandpiper within grassland areas identified in the project site. The NYSDEC noted the proposed action will require an Incidental Take permit, development of avoidance and minimization measures, and mitigation will need to be established before impacts take place.

Construction of roads, automobile parking areas, buildings, at full build-out will result in the permanent loss of 62.41 acres of breeding/nesting and foraging habitat used by the Upland Sandpiper. The required mitigation ratio approved by the NYSDEC in email correspondence dated December 15, 2023 is 187.23 acres (3:1 ratio).

**Avoidance Measures:** Avoidance is the first step in implementing mitigation. Avoidance means adverse impacts are avoided altogether through alteration of project location, design, or other related aspects. The Upland Sandpiper is known to be present at the Airport due to the large areas of maintained/mowed lawn. The Proposed Project takes place within a large “triangle area” that is currently undeveloped. Development of this area is a focus of Oneida County due to the lack of large developable land parcels in the County and the ongoing interest expressed by developers. No feasible development parcels under the control of Oneida County exist other than at the Airport site. Avoidance measures recommended include the following:

- Approximately 30 acres contained within the site limits will remain undeveloped and be preserved as grassland areas.
- Stormwater management areas located within the preserved grassland areas will be installed underground and restored to grassland areas.
- Construction of the site access road will take place outside of the breeding season to avoid impacts to Upland Sandpiper (i.e., outside April 23rd – August 15th timeframe)

**Minimization Measures:** The following measures are recommended to minimize impacts to Upland Sandpipers:

- Show preserved grassland habitat areas on site development plans.
- Maintain current mowing schedule in preserved grassland areas.
- Mark preserved grassland areas with surveyor's flags and/or silt fence prior to construction activities nearby.
- Limit the location of temporary access roads and vehicle traffic within the existing site to the extent possible

**Compensatory Mitigation Measures:** Creation of new Upland Sandpiper habitat will require a 3:1 impact ratio (i.e., 62.41 acres of habitat x 3 = 187.23 acres of equivalent habitat to be created).

Compensatory mitigation measures that are recommended include the following:

- Create new Upland Sandpiper habitat on four County-owned parcels (tax parcels 290.000-2-46, 290.00-2-50, 303-2-1.1, and 303.000-1-10.1). These parcels can accommodate approximately 192.96 acres of new habitat.
- Removal of 80.08 acres of vegetation on tax parcels 290.000-2-46, 290.00-2-50, and 303.000-1-10.1
- Habitat conversion will be established as part of the Part 182 Permit
- Proposed seed mix for cleared and grubbed areas will be provided by the NYSDEC.
- Removal of 1.8 acres of trees in federal wetlands will include cutting trees and grinding stumps to the ground with no soil disturbance; this will convert a forested wetland to an emergent wetland.
- Establish permanent conservation easements over areas preserved for new habitat.
- Acquire a permanent conservation easement on one privately owned parcel totaling 42 acres (tax parcel 303.000-2-2)
- Area will continue to be farmed for hay crops only and seasonal mowing schedule outside of breeding season will be maintained.
- Proposed conservation easements will be in place prior to construction activities taking place.
- Upland Sandpiper mitigation plan will be developed based on NYSDEC recommendations and standards.
- SWPPP will be obtained prior to construction activities taking place.
- Implement vegetation management plan:
  - Baseline assessment of existing conditions at mitigation area/s
  - Mowing and vegetation management to create/retain grasslands of various heights.
  - Vegetation monitoring to make sure forested wetland that was converted to emergent/wet meadow does not succeed into a scrub shrub wetland cover type.
  - No mechanized equipment within managed areas during the breeding/nesting seasons
  - Additional maintenance mowing to maintain grassland habitat and prevent encroachment of woody vegetation.
- Implement mitigation monitoring program:

- Establish objectives for mitigation and corresponding measurement methods.
- Identify performance standards to evaluate mitigation success.
- Annual monitoring and reporting based on NYSDEC requirements.

Site 2: N/A, zoning change only, no development.

Site 3: The NYSDEC EAF Mapper Summary Report contained in the FEAF Part 1 identified one state threatened species (Northern Harrier) with the potential to be located within the project limits. Minor impacts to potential foraging habitat could occur with the removal of 80 acres of forested areas. The proposed tree removal will not significantly reduce the foraging potential adjacent to the site post-construction (i.e., over 433 acres of adjacent forested areas remain) and forested areas converted to grassed areas may continue to support the Northern Harrier. No or small impact.

- (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.

Refer to Item 7.(a) above.

- (c) Site 1: Correspondence with NYSDEC between September 2021 and August 2023 and the USFWS Official Species list dated 2/27/25 did not indicate any species of special concern or conservation need within or adjacent to the proposed action. No impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: The USFWS IPaC Resource List and NYSDEC EAF Mapper Summary Report contained in the FEAF Part 1, no species of special concern or conservation need are located within or adjacent to the proposed action. No Impact.

- (d) As identified in Item (c) above, no species of special concern or conservation need is located within or adjacent to the proposed action. No impact.
- (e) Based on a review of the National Park Service Natural National Natural Landmarks Directory<sup>10</sup>, no registered National Natural Landmarks are located within or adjacent to the proposed action. No impact.
- (f) Based on a review of the NYSDEC Environmental Resource Mapper contained in the FEAF Part 1, no significant natural communities are located within or adjacent to the proposed action. No impact.
- (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.

Refer to 7.(a) above.

- (h) The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.

Refer to 7.(a).

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<sup>10</sup> [National Natural Landmarks Directory - National Natural Landmarks \(U.S. National Park Service\)](#)

- (i) Proposed action (commercial, industrial or recreational projects, only) will not involve the use of herbicides or pesticides. No impact.

Given the information included above no or small impacts to plants and animals are expected since additional habitat is located nearby that wildlife species can migrate to and seasonal restrictions on clearing or mowing vegetation will be implemented.

Additionally, no significant adverse impacts to state-listed threatened and endangered species (Upland Sandpiper) are expected with the implementation of the recommended avoidance, minimization, and compensatory mitigation measures listed above. Oneida County will continue further coordination with the NYSDEC and the NYNHP during the design and permitting phases of site development activities.

## **8. Impact on Agricultural Resources:**

The proposed action may impact agricultural resources.

Site 1: According to the Web Soil Survey from the NRCS, soil types identified as farmland of statewide importance and prime farmland are located within the Site 1 limits (refer to Attachment 1), Based on review agricultural district mapping for Oneida County, no agricultural districts are present within the project site<sup>11</sup> (refer to Attachment 1), and a response letter from the NYS Agriculture and Markets dated June 14, 2021, stated “based upon the information provided, it appears that the affected land is not located within a county adopted, State certified, agricultural district”

Although Site 1 does contain prime farmland soils and soils of statewide importance, there is no active farming taking place within the Site 1. Given that Site 1 is not located within an Agricultural District, and the proposed action would not involve the conversion of FPPA farmland to non-agricultural uses, no impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: According to the Web Soil Survey from the NRCS, soil types identified as farmland of statewide importance and prime farmland are located within the Site 2 limits (refer to Attachment 1). Based on review agricultural district mapping for Oneida County<sup>12</sup>, a portion of Site 3 is located within Agricultural District 5 (refer to Attachment 1). The creation of Upland Sandpiper habitat will include approximately 42 acres of land being farmed for hay. This area will continue to be farmed for hay as this is conducive to Upland Sandpiper habitat per coordination with the NYSDEC that has taken place. Given that Site 3 would not involve the loss of farmland or loss of access to farmland, will not remove farmland from use nor impact existing agricultural operations or prohibit such farming actions in the future, no or small impact.

## **9. Impact on Aesthetic Resources:**

The land use of the proposed action are not obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

Site 1: The visible landscape will change from vacant to buildings, site access roads, parking areas, lighting and landscaping associated with the proposed Airport Business Park. Views of new development are screened by existing vegetation between adjacent residential properties and the site or will be screened with construction of the proposed noise wall barrier along Route 825/Mohawk Drive. New development would be visible to vehicles traveling along Route 825/Mohawk Drive. The proposed development is not obviously different or

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<sup>11</sup> <https://cugir-data.s3.amazonaws.com/00/79/75/agONEI.pdf>

<sup>12</sup> <https://cugir-data.s3.amazonaws.com/00/79/75/agONEI.pdf>

in sharp contrast to current land use patterns since the site is located in the Griffiss Business and Technology Park and includes a mix of commercial, light industrial, and airport uses. Although Part 1 of the FEAF identified two National Park Service resources within five miles of the site (North Country National Scenic Trail and Fort Stanwix National Monument), the resources are located west of the Mohawk River and are not visible from the site due to existing vegetation. No impact.

Site 2: N/A, zoning change only, no change in land use. No impact.

Site 3: A portion of the landscape will change with the removal of 80 acres of trees and conversion of these areas to grassland areas to create the new Upland Sandpiper habitat. This change is not obviously different or in sharp contrast to current land uses patterns which consist of forested areas, farmland, grassland areas, and scattered residential homes. No scenic or aesthetic resources have been identified within five miles of the site. No impact.

## **10. Impact on Historic and Archeological Resources:**

The proposed action may occur in or adjacent to a historic or archaeological resource.

- (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 (OPRHP) to be eligible for listing on the State Register of Historic Places.

Site 1: Phase 1A Literature Review and Archeological Sensitivity Assessments conducted by Hartgen Archeological Associates Inc. in September and March of 2023 and a Phase II Archeological Site investigation conducted by Hartgen Archeological Associates Inc., in February 2023. Results of the studies determined the B-52G bomber display does not meet the criteria for National Register listing and there is one site, identified as PCI Site 24 that retains National Register Eligible status. For PCI Site #24, avoidance or a Phase III Survey for Data Recovery was recommended if ground disturbing activities were to take place on the site. Impacts to PCI Site #24 are not expected since the proposed action has been modified to avoid development within this sensitive archaeological site. A plan was prepared to avoid impacts to PCI #24 for the short and long-term protection of archeologically sensitive sites and includes the following:

- Site 24 will be marked on the site plan map as “Environmentally Sensitive, Do Not Impact.”
- Site 24 will be marked with exclusionary fencing in the field by a NYSHPO approved archeologist prior to construction activities taking place in areas adjacent to the site.
- If for any reason proposed action recommendations were to change and ground disturbing activities were to take place within Site 24 and its associated buffer area, a Phase III Archeological Data Retrieval and Recovery Plan would be required and further coordination with the NYSHPO would need to take place.
- Proper soil erosion and sediment control plans will be utilized and maintained during construction activities.

Due to a number of project changes, coordination with SHPO was ongoing from July 2021 through February 2024. The February 2024 response letter states, “*it remains NYSHPO’s opinion that the project will result in No Effect on historic properties, including archeological and/or historic resources, listed in or eligible for the NYS and NRHP with the stipulation that the avoidance plan submitted with the report is fully implemented*”. With implementation of the proposed mitigation measures, and SHPO No effect / approval of the avoidance plan, no or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: Based on Phase 1B Archeological Field Reconnaissance conducted by Hartgen Archeological Associates Inc. in January 2025, no cultural materials, subsurface features, or structural features were located, and historic artifacts were not collected. Hartgen Archeological Associates Inc. recommended no further archeological testing. A response letter from NYSOPRHP dated March 5, 2025, stated “*NYSHPO concurs with the report recommendation that no additional archaeological investigation is warranted for the project. Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project*”. Based on SHPO No Effect determination, no impact.

- (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.

Refer to Item 10.(a).

- (c) The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.

Refer to Item 10.(a).

## **11. Impact on Open Space and Recreation:**

The proposed action may result in the loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

- (a) The proposed action will not 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.
- (b) The proposed action may result in the loss of a current or future recreational resource.

Site 1: Three recreational or open space areas exist within the project area:

- Delutis Ball Field: a private baseball club leasing County property
- Griffiss International Sculpture Park: a publicly owned public use outdoor sculpture park with a paved nature trail and 18-hole disc golf course
- Mohawk Glen Golf Course: a privately owned public use golf course

The City of Rome Comprehensive Plan Action Plan prepared by River Street Planning and Development does not include a discussion of recreational or open space resources within the project area, but does including the following identified goals:

- The attraction of well-paid jobs through business development ...at the Griffiss Business and Technology Park is of paramount concern.
- Park is divided into seven distinct development sites.... commercial, technology, heavy industry, defense, office, aviation, education, recreation and open space.
- Park offers considerable capacity for new commercial and industrial development.

City of Rome zoning Sec. 80-23.3 Griffiss Business and Technology Park Development Districts map does identify the above three recreational areas as conservation/open space. Per Sec. 80-8.2 of the zoning codes the “GB-CV conservation recreation sub-district delineates certain open areas of value to the public within the park, represented in their natural, undeveloped, or unbuilt condition. It is recognized by the city that the principal use of these open areas is and ought to be the development, management, and utilization of the natural resources that exist in these areas. In order that this value be maintained and this use encouraged, a zoning sub-district is established to protect and enhance the natural resources, natural amenities, natural habitats of wildlife, watershed areas, public recreation areas, and the public health, safety and welfare by reducing the hardship and financial burdens imposed upon the city by the wanton destruction of resources, and the improper and wasteful use of open land and wooded areas. It is further the intent of this district to permit compatible uses and structures only at a low density and low impact as an added guarantee of compatibility with surrounding conservation”.

The Proposed action includes the construction of a utility corridor along Ellsworth Road adjacent to the Griffiss International Sculpture Park and paved nature trail). Direct impacts to park include removal of approximately 1,175 linear feet of the paved nature trail to install duct bank/utilities (0.22 acres), removal of automobile parking area pavement to install duct bank/utilities (0.11 acres) as shown on Figure 4.20. Indirect impacts will result from construction activities taking place (includes trenching, backfilling/compaction, grading, reseeding, and construction vehicle access). Impacts will be temporary, and areas will be restored to existing conditions upon completion of construction activities. Measures recommended to mitigate potential impacts include the following:

- Maintain utility corridor as close to Ellsworth Road as possible (within the road right-of-way) to avoid/minimize impacts to the Nature Trail
- If impacts to Nature Trail take place, paved trail will be restored to existing conditions upon completion of construction activities.
- Replacement plantings at a 1:1 ratio for individual trees that may need to be removed during construction activities.
- If utility duct bank/utilities cannot be constructed during winter or off-season months, a temporary nature trail will be provided.

Depending on the location of the proposed underground duct bank/utilities (sewer/water) from Route 825/Mohawk Drive along Perimeter Road to Site 1, there is the potential to impact the Rome Baseball Association (RBA) concession stand, storage facility, and bullpen. The following measures are recommended to minimize impacts:

- Continued coordination with utility providers will occur through design of the Proposed Project.
- Maintain utility corridor as close to Perimeter Road as possible to minimize limits of disturbance
- Impacted facilities will be relocated, or new facilities will be constructed
- Access to the ball fields will be maintained at all times during construction
- Construction during off-season months to avoid interruption of use

With implementation the above recommended mitigation measures, no or small impact.

Site 2: One recreational or open space area exists within the project area:

- Mohawk Glen Golf Course: a privately owned public use golf course

The golf course was acquired by the County in January 2025 and will no longer be operated as a golf course. Since this site is located adjacent to Site 1 (proposed Airport Business Park limits) the

County intends to rezone Site 2 from GB-CV to GB-FI (Griffiss Business-Conservation Recreation to Griffiss Business-Flexible Industrial Development) to be consistent with the rezoning taking place on Site 1. This will result in the permanent loss of a privately owned public use recreational area. The City of Rome contains three and one private golf course and there are also 30 golf courses within 20 miles of Rome<sup>13</sup>. Since there are additional golf courses within the City and adjacent areas, and the City's Comprehensive Plan identifies the primary goals within the Griffiss Business & Technology Park are the attraction of well-paid jobs through new commercial and industrial development, no or small impact.

Site 3: N/A, no designated recreational or open space areas within project area. No impact.

- (c) The proposed action may eliminate open space or recreational resource in an area with few such resources.

Refer to Item 11.(b).

- (d) The proposed action will not result in the loss of an area now used informally by the community as an open space resource.

## **12. Impact on Critical Environmental Areas:**

Based on a review of the DECinfo Locator <sup>14</sup> there are no Critical Environmental Areas in the City of Rome (Sites 1 and 2) or the Town of Whitestown (Site 3) (refer to Attachment 1). The DECinfo Locator map shows the nearest CEA is Cazenovia Lake in the Town of Cazanovia approximately 29 miles from the project sites. No impact.

## **13. Impact on Transportation:**

The proposed action may result in a change to existing transportation systems.

- (a) Expected projected traffic may exceed [the] capacity of [the] existing road network.

Site 1: A Traffic Assessment (TA) was completed by C&S Engineers, Inc. in April 2023. Based on the results of the TA, there will be an increase in traffic to Site 1 from employees and trucks associated with the proposed large manufacturing facility (1,000,000 SF) as well as smaller facilities. The TA identified new trips for the AM peak period would increase by 629 and the PM peak trips would increase by 648. The TA identified a 1.1% increase in vehicle traffic over existing conditions and a 4.91% increase in truck traffic. Once site development reaches 30% (primarily associated with the manufacturing facility being constructed in the next five years and shift work which would require many trips in a short period of time), improvements at the intersection of Perimeter Road and Route 825 (Mohawk Drive) would be needed.

The TA noted improvements could include a traffic signal and right turn lane at the intersection of Route 825 and Perimeter Road or construction of a traffic roundabout. Based on review of the Traffic Assessment, communications, and a meeting held on March 2, 2023, NYSDOT stated a traffic roundabout is preferred from a safety, efficiency, operational, and environmental perspective. Realignment of Perimeter Road will be required as part of the traffic roundabout improvements. City of Rome, Oneida County, and NYS DOT approval has been received on the preferred

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<sup>13</sup> [35 Golf Courses near Rome, NY - Public & Private | GolfLink](#)

<sup>14</sup> [DECinfo Locator](#)

roundabout/road realignment, and coordination with adjacent affected property owners has taken place.

Temporary construction impacts associated with the road improvements (traffic roundabout, realignment of Perimeter Road) include clearing, grading, grubbing, installing stormwater management areas, removal of existing pavement associated with roadways, curbs, and pedestrian paths; placing new roadway subbase, construction of new paved roads, curbs, and pedestrian paths/crosswalks; landscaping, signs, lighting, , relocation of any utilities in the area of disturbance, trenching for underground conduit, installation of new sewer and water lines along Perimeter Road, extending one private entrance road to connect with realigned Perimeter Road, and traffic pattern changes.

Mitigation measures proposed to address traffic impacts include the following:

- Design plans will be reviewed by NYSDOT.
- A Transportation Management Plan (TMP) would be prepared for the project to avoid or minimize temporary impacts to traffic, and transportation associated with project construction.
- Disruption of traffic in the construction area will be minimized to the greatest extent possible. Although the control of all construction-related inconveniences is not possible, motorist and pedestrian safety will be ensured by signing all construction areas. All lane closures, traffic shifts, short term detours, and changed travel patterns will be clearly marked. Access will be maintained to adjacent properties during construction.
- Coordination with property owners if changes to current plan take place.
- Coordination with property owners throughout construction period to address concerns and keep informed on progress of project.
- Replanting of any individual trees impacted by construction activities at a 1:1 ratio.
- Planting additional trees to provide a screen between one private property and realigned Perimeter Road
- Restore areas where existing pavement is removed to maintained lawn.
- Consideration should be given to construction of the noise barrier prior to construction activities related to the traffic roundabout and realignment of Perimeter Road to reduce construction noise to the four affected properties identified above (requested by one of the adjacent property owners at a meeting held on March 18, 2024)

Based on the proposed improvements to the roadway system, concurrence from the NYSDOT and City of Rome, and recommended mitigation measures, no or small impact.

Site2: N/A, zoning change only, no development. No impacts.

Site 3: N/A, no additional traffic associated with this site, involves converting forested areas to grasslands and preserving area to create Upland Sandpiper habitat. No impact.

- (b) The proposed action may result in the construction of paved parking area for 500 or more vehicles.

Site 1: No parking spaces currently exist on the 286-acre site. Proposed development related to the aeronautical hangar storage, UAS R&D campus, and R&D/tech manufacturing facilities will create approximately 1,528 parking spaces at maximum buildout (includes employee vehicle parking and truck loading/parking areas). Thus, the total number of parking spaces exceeds the FEAF 500-parking space threshold. Construction of off-street parking and loading areas will be designed and

constructed in compliance with the City of Rome zoning codes (Article XIV-Off-Street Parking and Loading, Sec. 80-14). No or small impact.

Site2: N/A, zoning change only, no development. No impact.

Site 3: N/A, involves converting forested areas to grasslands and preserving area to create Upland Sandpiper habitat. No paved parking areas will be constructed. No impact.

- (c) The proposed action will degrade existing transit access.

Site 1: The proposed action is not within ½ mile of public/private transportation service(s) or facilities, and the project itself does not include access to public transportation. The closest transit route to the project is the City of Rome Transit/Bus "6" line with the nearest designated stop located at the intersection of March St./Brooks Rd. (0.9 miles away) There are no private transportation services that regularly serve the project site. Given the distance from the "6" line, it is unlikely that this development will have any noticeable impact on transit - positive or negative. No or small impact.

Site2: N/A, zoning change only, no development. No impact.

Site 3: N/A, no transit access currently exists to this site, and none is required for the proposed action since development of this site involves converting forested areas to grasslands and preserving the area to create Upland Sandpiper habitat. No impact.

- (d) The proposed action will degrade existing pedestrian or bicycle accommodations.

Site 1:

*Route 825 / Mohawk Drive:* A 10-foot-wide paved walking trail runs adjacent to NYS Route 825 / Mohawk Drive and one pedestrian crosswalk is located with the Site 1 project limits. Construction of the traffic roundabout along Route 825 will require the relocation of the paved walking trail a pedestrian crosswalk, and paved sidewalks (refer to Attachment 1). There will be temporary impacts to the walking trail and paved sidewalks, these areas will be restored post construction, no or small impact.

*Griffiss International Sculpture Garden:* Refer to Item 11.(b).

Site 2: N/A, zoning change only, no impact.

Site 3: There are no existing pedestrian or bicycle accommodations within the site. No impact.

- (e) The proposed action may alter the present pattern of movement of people or goods.

Refer to 13.(a).

#### **14. Impact on Energy:**

The proposed action may cause an increase in the use of any form of energy.

- (a) Is a new or upgraded substation will be required.

Site 1: The proposed action would generate a need for additional electrical power for new building facilities (1.9 million SF overall). Electrical power is needed for cooling and power for indoor lighting, outdoor parking and security lighting, etc.). Coordination with GUSC indicated the following elements are required for connection to existing GUSC infrastructure:

- A 15 way 5" conduit electrical duct bank is proposed to service the proposed action.
- The proposed electrical duct bank will be routed north from the Existing Ellsworth Substation to the proposed action along March Street and Hangar Road within a 50ft wide proposed utility corridor.
- A new 15 kV switchgear will be required at the proposed action site ("Triangle Area").
- Individual branch/service lines will be provided for each proposed building at the time of development for each site/building per State, County, and local standards/codes.
- The existing Ellsworth Substation will need to be upgraded (new station transformer) in order to provide the required power for the proposed action.
- 20 MW of power is currently available, to accommodate the estimated 50 MW of power at full build out, an additional station transformer will be installed at the substation.

Based on coordination with GUSC, this amount of power will be provided by making upgrades to the existing electric distribution system (Ellsworth Substation) as proposed, and by purchasing additional power from National Grid as necessary. Upgrades to GUSC's existing electrical system are proposed in two phases. Design considerations from GUSC are ongoing and will continue to be coordinated throughout the duration of the proposed action. With implementation of the above measures no to small impacts as a result of the proposed action.

Natural Gas: The proposed action would generate a need for additional natural gas for the proposed buildings (i.e., heating, and hot water). Coordination with National Grid indicated the following elements are required for connection to existing National Grid infrastructure:

- An 8" diameter natural gas main is proposed to service the proposed action.
- The proposed 8" diameter natural gas main will tie into the existing 4" natural gas main at the intersection of Hangar Road and March Street.
- The proposed 8" diameter natural gas main will be routed north to the proposed action within the proposed 50ft wide utility corridor.
- Individual branch/service lines will be provided for each proposed building at the time of development for each site/building per State, County, and local standards/codes.

Based on coordination with National Grid, a preliminary analysis of the existing site utilities, and estimated demand for the Proposed Project, natural gas will be provided to the proposed action with no to small impacts as a result of the proposed action..

Site 2: N/A, zoning change, no development. No impact.

Site 3: N/A, involves tree removal, grading, grubbing, and reseeded. No impact.

- (b) The creation or extension of an energy transmission or supply system to more than 50 single or two-family residences or to serve a commercial or industrial use.

Refer to 14.(a).

- (c) Not more than 2,500 megawatt hours (MWhrs) (a term used to describe electrical power consumption and production) are estimated to be used by the project.

Refer to 14.(a).

- (d) The proposed action will involve heating and cooling more than 100,000 square feet of building area when complete.

Refer to 14.(a).

## **15. Impact on Noise, Odor, and Light:**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

- (a) The proposed action may produce sound above noise levels established by local regulation.

Site 1:

*Traffic Noise:* As noted in Item 13.(a), the AM peak period would increase by 629 and the PM peak trips would increase by 648. These volumes distributed throughout the project site were used to analyze potential noise impacts related to development of Site 1 in a Noise Technical Report prepared by HMMH in February 2024. The Noise Report identified one residential home located on Tompkins Avenue adjacent to the proposed traffic roundabout on Route 825 that would be impacted by the increase in traffic noise. A noise barrier was recommended to mitigate this impact and also benefit the remaining three residential homes located on Tompkins Avenue. Based on meetings and coordination with the four property owners, the property owners are in favor of the noise wall and have participated in selection of a preferred barrier type. Construction of the noise barrier will offset traffic noise impacts (refer to Attachment 1). No or small impact

*Temporary Construction Noise:* The proposed action would cause a temporary increase in noise during construction activities related to the operation of commercial power tools, trucks, and heavy equipment. Noise levels would vary dependent on the type of equipment, the duration of operation, and the time of operation. As part of the HMMH Noise Technical Report, construction noise impact evaluations were conducted for residences south of Mohawk Drive (Route 825) between Bell Road and Broadway, residences within the 143 Air City Lofts Community, residences west of Perimeter Road along Bell Road North and Bel Air Drive, scattered residences north and east of RME along Butternut Road, Wright Settlement Road, and Old Floyd Road, as well as recreational uses at the baseball fields at Perimeter Road and Mohawk Drive (Route 825) and Mohawk Glen Golf Course.

Construction activities would be carried out in compliance with all applicable local noise regulations. To minimize and reduce construction noise, mitigation strategies should be implemented where practicable. These strategies may include, but are not limited to:

- Providing appropriate manufacturer's noise reduction devices, including, but not limited to a manufacturer's muffler (or equivalently rated material) that is free of rust, holes, and exhaust leaks on construction equipment operating on site.
- Portable noise from construction devices with internal combustion engines shall be mitigated by ensuring that the engine's housing doors are kept closed on construction devices with internal combustion engines.
- Covering equipment, such as compressors, generators, pumps and other such devices with noise-insulating fabric as well as operating the device at lower engine speeds during work to the maximum extent possible.
- Operational controls such as limiting vehicle engine idling onsite and time-of-day restrictions for certain activities, such as a restriction on nighttime pile driving.

- Using quieter or ambient-sensitive back-up alarms on construction equipment whenever practical.
- Strategically positioning construction vehicles as to minimize operation near receptors and directing construction haul vehicles away from receptors when traveling to and from the work site.
- Use of noise pathway controls, including noise barriers and enclosures free from gaps and holes should be placed as close as possible to construction areas.
- Develop and submit a Noise Control Plan on a regular basis (e.g. every six months) that includes prediction of construction noise at sensitive locations based on the equipment and activities that will be used over the period of interest. If construction activities are expected to exceed applicable limits, the plan will identify the mitigation measures that will be incorporated into the activities and the amount of noise reduction achieved.
- Public information procedures to keep the public informed about construction activities and efforts to minimize noise in the community.
- Complaint response procedures for prompt response and corrective action to noise complaints during construction.
- Consideration should be given to construction of the noise barrier prior to construction activities related to the traffic roundabout and realignment of Perimeter Road to reduce construction noise to the four affected properties identified above (requested by one of the adjacent property owners at a meeting held on March 18, 2024)

With implementation of the recommended noise mitigation strategies (where practicable) and noise construction will be temporary in nature, no or small impact.

Site 2: N/A, zoning change, no development. No impact.

Site 3: During construction noise generated by construction vehicles and machinery would occur related to tree removal, grading, grubbing, and reseeded. Noise impacts would be restricted to the immediate vicinity of the site. Noise levels would vary dependent on the nature of construction activities and the type and model of equipment used. There are scattered residential homes located on Postal Road and Cider Street that may be impacted by temporary construction noise. These impacts will be minimized by incorporating the following measures:

- Limit construction activities to daytime hours (7 AM to 7 PM weekdays) for any construction within 500 feet of a residence.
- Ensure that all engines have proper mufflers.
- Minimize or avoid operation of noisy equipment during weekends.

With implementation of the recommended mitigation measures and noise impacts are temporary, no or small impact.

- (b) The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.

No blasting will take place as part of the proposed action. No impact

- (c) The proposed action may result in routine odors for more than one hour per day.

Site 1: The proposed action is not expected to generate any detectable odors although the trucks and automobiles accessing the site will have exhaust emissions. As identified in Item 6.(a) BMPs are recommended to reduce emissions and any required federal or state permits will be obtained. No to small impact.

Site 2: N/A, zoning change, not development. No impact.

Site 3: May result in temporary odors for more than one hour per day during construction activities. Temporary in nature and would return to existing conditions upon completion of construction. No to small impact.

- (d) The proposed action may result in light shining onto adjoining properties.

Site 1:

The proposed action would include landside facilities (i.e., manufacturing/R&D, UAS/R&D, or aircraft storage buildings, loading docks, truck staging, access roads, and employee parking), and airside facilities for aircraft (i.e., aircraft parking apron and taxiways). The proposed action will introduce lighting in an area where none has previously existed. Anticipated lighting consists of exterior wall-mounted flood lights for loading dock areas, 30-foot pole-mounted area lighting with one to four fixtures in employee parking lots, and pole-mounted lighting along access roads. The proposed action takes place in a built environment with existing lighting in place. Two residential areas and the DeLutis Ball Fields are located adjacent to the site limits.

#### Sensitive Sites for Light Emissions



Source: C&S Engineers, Inc.

Residential Area 1 is located approximately 1,380 feet from proposed access road lighting, 1,432 feet from employee parking lot lighting, and 2,572 feet from exterior wall mounted flood lights for proposed loading docks. Approximately 11 residential homes are located along North Bell Road or Perimeter Road. There are existing tree screens, reserved green space, and proposed tree plantings along access roads that will shield residences from proposed action lighting (refer to Attachment 1). Therefore, no lighting impacts are expected for residences located in Residential Area 1.

Residential Area 2 is located approximately 1,360 feet from proposed access road lighting, 1,872 feet from employee parking lot lighting, and 2,990 feet from exterior wall mounted flood lights for proposed loading docks. In addition, Residential Area 2 is located adjacent to proposed road improvements to Mohawk Drive (i.e., traffic roundabout). This area contains four residential properties. One home has existing trees and a screened six-foot fence that shields views of the proposed action. The three remaining homes have six-foot screened fencing that shield views of the proposed action at ground level (refer to Attachment 1). One home has a second-floor porch that would make components of the proposed action and associated lighting visible. However, current lighting existing along Mohawk Drive, and DeLutis Ball Fields contain flood lighting for night-time games. Ground level views from all residential homes are shielded and the proposed action includes construction of a 10-foot noise barrier wall between these residences and the road improvements on Mohawk Drive (i.e., traffic roundabout). Additionally, the property owner with a second-floor balcony indicated they wouldn't want anything to block their views of the airport from their residence and did not indicate any concerns related to the proposed lighting. Therefore, no lighting impacts are expected for residences located in Residential Area 2.

DeLutis Ball Field is located approximately 166 feet from proposed access road lighting, 386 feet from employee parking lot lighting, and 1,560 feet from exterior wall mounted flood lights for proposed loading docks. In addition, DeLutis Ball Fields are located adjacent to proposed road improvements with associated street lighting along Perimeter Road (refer to Attachment 1). The Rome Baseball Association leases property from Oneida County and is responsible for all ball field amenities, operations, maintenance, and upkeep. A meeting was held with the RBA director to discuss the Proposed Project and identify potential concerns. The RBA director expressed concerns related to proposed action lighting along roads and flood lighting that could affect visibility for ball players during night-time games (i.e., light glare). The use of hooded lights was discussed as a measure to prevent glare associated with street lighting and flood lights for building loading docks.

With implementation of the recommended mitigation measures and the fact that existing tree screens exist between the proposed action and residential areas, no or small impact.

## **16. Impact on Human Health:**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

- (a) The proposed action is located within 1,500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

Site 1: The Clough Pre-K Center is located approximately 1,440 feet from the project site (south of the Route 825/Perimeter Road intersection). No hospitals, schools, nursing homes, or retirement communities are located within 1,500 feet of the site. The Clough Pre-K Center is separated from the project site by major roadways, open space and buildings. The Pre-K Center is not exposed to existing sources of contaminants, nor will it be exposed to new sources as a result of the proposed action. No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: No contaminants have been identified on or near the site, project includes the removal of trees, grading, grubbing, and reseeded to create new Upland Sandpiper habitat and will not generate new sources of contaminants. No impact.

- (b) Based on a review of the NYS DEC DECinfo Locator<sup>15</sup> the site of the proposed action is not currently undergoing remediation.
- (c) Is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.

Site 1: Yes, completed site remediation is located adjacent to Site 1 on other portions of the Airport property.

Based on a review of the NYSDEC Environmental Site Remediation Database, the Griffiss Air Force Base is part of the State Superfund Program.<sup>16</sup> The entire Former Griffiss Air Force Base encompasses approximately 3,550 acres. As a result of the various national defense missions carried out at the former Griffiss AFB since 1942, hazardous and toxic substances were used, and hazardous wastes were generated, stored, or disposed of at various sites on the installation. An Inter-Agency Agreement (IAG) has been negotiated to address these areas through Remedial Investigation/ Feasibility Studies (RI/FSs). The parties involved in the agreement are the US Department of Defense (DOD), the USEPA and the NYSDEC. The majority of the Base, 2,900 acres in total, has been deleted from the NPL. The remaining active sites (approximately 650 acres) remain on the NPL. The Air Force began PFAS investigation work at Griffiss in 2014. The Site Inspection at the Fire Training area in 2016 found considerable PFOS contamination in all media (refer to Attachment 1). A base-wide Site Inspection has been completed for perfluorinated compounds which covers the rest of the base. A supplemental creek sampling report has been completed.

Impacts on Base are documented for all media: soil, sediment, groundwater, surface water, biota. Impacts on both Three and Six Mile Creeks have been documented and have been largely addressed. There are also impacts to the groundwater on site as evidenced by volatile organics that had been found in monitoring wells. Several groundwater plumes are being remediated on Base either through monitored natural attenuation or active treatment systems. Many areas of concern have been remediated through soil and sediment excavation. The Site Inspection at the Fire Training area in 2016 found considerable PFOS contamination in all media. Significant PFOS contamination was later found at additional AOCs, with the highest levels found at current and former fire stations.

Solvents and glycols were detected in private water supplies at levels above the drinking water standards in a small area southeast of the base. Public water was extended to the impacted area. An eighteen-month private well monitoring program was conducted in areas not served by public water and no evidence of area wide glycol contamination was identified. A fish consumption advisory is in place for white suckers in Three Mile Creek. Access to areas of concern on the site are controlled.

As identified in 16.(e), to minimize potential impacts to human health mitigation measures and best management practices (BMPs) are recommended if hazardous substances, contaminated soils, or

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[https://gisservices.dec.ny.gov/gis/dil/?\\_gl=1\\*1pwt204\\*\\_ga\\*MTM5MzI5ODc4Ni4xNzExNzQ5ODMw\\*\\_ga\\_QEDRGF4PYB\\*MTc0MTYyMTE0Ny44OC4wLjE3NDE2MjExNDcuMC4wLjA](https://gisservices.dec.ny.gov/gis/dil/?_gl=1*1pwt204*_ga*MTM5MzI5ODc4Ni4xNzExNzQ5ODMw*_ga_QEDRGF4PYB*MTc0MTYyMTE0Ny44OC4wLjE3NDE2MjExNDcuMC4wLjA).

<sup>16</sup> <https://extapps.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3>

other regulated materials are encountered during any phase of construction. With the implementation of these measures, no or small impact.

Sites 2: N/A, zoning change, no development. No impact.

Site 3: No, there are no emergency spill remediation, or completed environmental site remediation on, or adjacent to the site (refer to Attachment 1). No impact.

- (d) Is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).

Site 1: The site is subject to institutional controls limiting use of the property. As part of the former Griffiss Air Force Base, the Airport site is part of the Installation Restoration Program (IRP), which is “a comprehensive program designed to address contamination from past activities and restore Army lands to useable conditions”. The purpose of the program is to “identify, investigate and clean up hazardous substances, pollutants and contaminants that pose environmental health and safety risks at active military installations and formerly used defense sites (FUDS)”. The IRP response actions are conducted in accordance with the provisions of CERCLA and the National Oil and Hazardous Substances Pollution Contingency Plan. In 1990, an Interagency Agreement among the EPA, NYSDEC, and Griffiss Air Force base was signed to remediate the site. As part of the program, the following land restrictions were placed on the sites to prevent the public from encountering the contaminants:

- Development and use of the property is restricted to industrial, commercial, and non-residential land uses.
- Soil / groundwater intrusive work, groundwater consumption, and groundwater well installation are prohibited without prior approval from the New York State Department of Health (NYSDOH).

Sites 2 & 3 are not the subject of institutional controls. No impact.

- (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.

Site 1: Since the former Griffiss Air Force Base (which includes the Airport) is on the NPL and is part of the IRP, Phase I Environmental Site Assessments (ESA) were completed by C&S Engineers, Inc. for various portions of Site 1 in October 2022 and March of 2024. A Phase II ESA was conducted in an area where five underground storage tanks were previously located (completed by C&S Engineers, Inc. in January 2023). The Phase II ESA determined there was a potential to encounter hazardous materials within the Project area. Based on the September 2022 investigation, *“if site development requires excavation in the areas of the former USTs, special measures may be needed...since previous reports indicated that contaminated soil may remain under Building 222. The building also has a floor drain system and trenches associated with jet powered aircraft exhaust. It is expected that fuel or petroleum contaminated materials are present in these structures”*.

The Phase II ESA noted *“if site development requires excavation in the areas of the former USTs adjacent to Building 222 (former Building 5771), special measures may be needed...since previous reports indicated that contaminated soil may remain under Building 222. The building also has a floor drain system and trenches associated with jet powered aircraft exhaust. It is expected that fuel or petroleum contaminated materials are present in these structures”*

According to USAF documents, PFC (polyfluoroalkyl and polyfluoroalkyl substances (PFAS)) impacted soil, and groundwater is present at the former Fire Protection Training Area (FPTA) which is located adjacent to the Project area. A base wide evaluation to identify potential non- Aqueous Film Forming Foam (AFFF) sources of PFAS that may have been used at the base is currently ongoing, but results are not available at this time. Due to the Proposed Project's location, there is a potential to encounter PFAS contaminated soil, sediment, surface water, or groundwater during construction. Coordination with the USEPA Region 2, NYSDEC, NYSDOH, and USAF will be required prior to construction activities taking place.

In addition, based on a review of USAF documents, PCB impacted soil is present within the far southern extent of the project site (electrical substation). Groundwater use is prohibited. Contaminated soil cannot leave the site limits. The USAF must be notified before excavation work. The site can only be used for industrial, commercial, and non-residential use.

To minimize potential impacts to human health the following mitigation measures and best management practices (BMPs) are recommended if hazardous substances, contaminated soils, or other regulated materials are encountered during any phase of construction:

- Hazardous Material Assessments – Building demolition will be performed consistent with state and local regulations. Prior to demolition, hazardous building materials (e.g. asbestos, lead-paint, fluorescent lighting, drums, etc.) will be inventoried, tested, and disposed properly. Uncontaminated building materials (e.g. wood, concrete, sheetrock, etc.) will be disposed of at a NYSDEC permitted construction and demolition (C&D) debris facility.
- Dust Abatement Program – Project contract specifications would include a dust abatement program to minimize potential public health impacts associated with exposure to contaminants in soil dust.
- Potential to Encounter Physically Contaminated Soils or Groundwater during Construction –Contract specifications would require that a contingency plan be prepared if evidence of potential soil or groundwater contamination (e.g. discoloration, sheen, and odors), debris, or buried storage containers are encountered during design or construction of project components. The plan would contain procedures for sampling and analysis of potentially hazardous substances, including use of a photoionization detector. The required handling, storage, and disposal methods would depend on the types and concentrations of chemicals identified in the soil. However, soil shall be handled and disposed of consistent with local, state, and federal regulations. Any needed site investigations or remediation would comply with applicable laws and be coordinated with the appropriate regulatory agencies. In addition, the NYSDEC 24-hour Spill Hotline will be notified if contaminated materials are encountered.
- Potential to Encounter PFC Contaminated Soil, Sediment, Surface Water, or Groundwater during Construction – There are no existing reports indicating PFC contamination from the former FPTA has migrated to the Project area, which is located hydraulically cross-gradient. A Remedial Investigation (RI) is planned for the former FPTA to determine the nature and extent of PFC impacts, although the timing is not known. Well in advance of the construction work in this area, the owner and engineer must coordinate with the USAF, USEPA, NYSDOH, and NYSDEC to determine the status and coordinate items such as:
  - ◆ Results of additional studies and investigations.
  - ◆ Responsibilities of the parties involved.
  - ◆ Protocols for sampling and analysis of media.

- ◆ Handling, storage, and disposal methods for suspected or documented contaminated media.
- ◆ The need and scope of mitigation or management plans.
- Health and Safety Plan – A project-specific Health and Safety Plan, applicable to all excavation activities in the areas around current Building 222 (former Building 5771), former Buildings 5773 and 5774, and the electrical substation would be prepared to establish policies and procedures to protect workers and the public from potential hazards posed by hazardous materials. The plan would be prepared according to Federal and State OSHA regulations and submitted to the USAF as well as other agencies having jurisdiction before site activities could precede.
- Removal of USTs – If unknown USTs are discovered during construction, work in the area would stop to allow the UST, associated piping, and impacted soil to be removed by a licensed and experienced UST removal contractor. The UST and contaminated soil would be removed in compliance with applicable county and state requirements governing UST removal.
- Groundwater Monitoring Wells – An existing groundwater monitoring well on the east side of former Building 5773 and a temporary groundwater monitoring well on the southwest corner of Building 222 were identified during Phase I ESA activities. If the well is no longer needed, it shall be decommissioned by a qualified environmental drilling firm consistent with NYSDEC or USEPA requirements. If the USAF indicates the well must remain, the contractor will be required to protect the well.
- Hazardous Materials Handling – Consistent with requirements of the Stormwater Pollution Prevention Plan, (SWPPP) the construction contractor would be required to implement BMPs for handling hazardous materials onsite. The use of construction BMPs would minimize negative effects on groundwater and soils, and would include the following:
  - All hazardous materials would be stored, labeled, and disposed of in accordance with state and local regulations. The contractors would also be held responsible for reporting any discharges of hazardous materials or other similar substances during construction.
  - Spill control and countermeasures, including employee spill prevention/response training would be implemented.
  - Overtopping of construction equipment fuel gas tanks would be prohibited.
  - During routine maintenance of construction equipment, grease and oils would be properly contained and removed.
  - Discarded containers of fuels and other chemicals would be properly disposed of.
- Recycling and Disposal of Oil and Other Solvents – Oil and other solvents used during maintenance of construction equipment would be recycled or disposed of in accordance with applicable regulatory requirements. All hazardous materials would be transported, handled and disposed of in accordance with applicable regulatory requirements.
- Potential Accidental Release of Hazardous Materials – In the event of an accidental release of hazardous materials during construction, containment and clean up would occur in accordance with applicable regulatory requirements.
- Contract specifications would require that a contingency plan be prepared in the event that evidence of potential soil or groundwater contamination (e.g., discoloration, sheen, and odors), debris, or buried storage containers are encountered during design or construction of the Proposed Project.

- USAF, NYSDEC, and NYSDOH will be notified and coordinated with regarding work adjacent to and within the electrical substation. Earthwork in this area will be performed by a qualified environmental contractor.

With the implementation of the above mitigation measures, no or small impact.

Sites 2 & 3 are not the subject of institutional controls. No impact.

- (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.

The proposed action will not involve the commercial generation, treatment, storage, or disposal of hazardous waste. No impact.

- (g) The proposed action does not involve the construction or modification of a solid waste management facility. No Impact.

- (h) The proposed action may result in the unearthing of solid or hazardous waste.

Site 1: Based on the information contained in 16.(c), (d), and (e) above, the proposed action is not expected to result in the unearthing of solid or hazardous waste. With the mitigation measures and BMPs identified in 16.(e), no or small impact.

Site 2: N/A, zoning change only, no development. No impact.

Site 3: The NYSDEC EAF Mapper Summary Report contained in Part 1 of the FEAF, identified digital mapping data is not available or incomplete and NYS DEC DECinfo Locator did not identify any contaminated sites. The EPA Cleanups in My Community site was reviewed and did not identify any brownfield, superfund, or RCRA corrective actions within the project limits.<sup>17</sup> No impact.

- (i) The proposed action may result in an increase in the rate of disposal, or processing, or solid waste.

Site 1: Increases in solid waste generation and disposal are anticipated for new facility operations (manufacturing, UAS/R&D, manufacturing/R&D, aeronautical use for manufacturing related to UAS/advanced air mobility (AAM) technologies, associated office space), and construction activities. Typical waste generated from industrial/manufacturing facilities include plastic, scrap metal, industrial foam, old corrugated cardboard. Typical waste generated from office spaces and employees include trash, mixed paper products, food scraps, plastics, and general waste (coffee cups, Styrofoam plates).

In addition to facility operations, solid waste will be generated from construction activities. Typical waste generated from construction activities include asphalt, concrete slabs, buildings, and land clearing debris (soil, rocks, timber, vegetation).

All solid waste generated from the proposed action will be disposed of at the Oneida-Herkimer Regional Landfill. This landfill is a permitted facility that can accept non-hazardous residential, commercial, and industrial waste and construction and demolition debris. According to the Solid

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<sup>17</sup> [Cleanups in My Community | US EPA](#)

Waste Management Permit, the approved design capacity of solid waste is 1,000 tons per day. No or small impact.

Site 2: N/A, zoning change only, no development taking place. No impact.

Site 3: Disposal for solid waste generated on-site during construction (i.e., trees, vegetation) will be taken off-site to the Oneida-Herkimer Regional Landfill. No or small impact.

- (j) The proposed action will not result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- (k) The proposed action will not result in the migration of explosive gases from a landfill site to adjacent off site structures.
- (l) The proposed action is not expected to result in the release of contaminated leachate from the project sites.
- (m) Other impacts: None

## 17. Consistency with Community Plans:

The proposed action is consistent with adopted land use plans.

- (a) The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

Site 1:

*Land Use:* On Airport construction activities will convert vacant land to a mix of aeronautical and non-aeronautical development. Aeronautical uses include UAS/R&D buildings/hangers, UAS/AAM manufacturing hangars, aircraft parking apron, access roads and automobile parking areas. Non-aeronautical uses include manufacturing/R&D facilities, access roads, and automobile parking areas). Off-airport construction activities will not alter existing land uses. Specifically, current roadways will be improved with the construction of a roundabout at the intersection of Perimeter Road and Mohawk Drive. Utility corridors will be restored to existing conditions upon completion of construction (paved entrance roads, automobile parking areas, mowed lawn, or paved nature trails).

The proposed action aligns with the long-term land use objectives and plans developed for the City of Rome, Oneida County, and the Mohawk Valley region by providing development opportunities, encouraging new investment, and growing the local tax base.

*Zoning:* Currently part of Griffiss Business Redevelopment District based on City of Rome zoning codes (ARTICLE VIII). Per the zoning code, *the GB Griffiss Park redevelopment district is intended to address the Griffiss Business and Technology Park within the city. The purpose of the district is to support the high quality, state-of-the-art business and technology center, within a work environment that blends operational efficiency with a pleasing atmosphere. In order to address the different functional and aesthetic character areas within the Griffiss Business and Technology Park, the GB district is divided into a series of sub-districts with tailored dimensional standards, permitted uses, and design and development standards.*

The majority of the proposed action will take place within the Airfield/UAS sub-district. Development of a roundabout will occur within the Rome Lab/R&D/Office Campus (GB-RL) and

Conservation Recreation (GB-CV) sub-districts. Additionally, utility corridors will also be developed within these three sub-districts.

The City of Rome's Zoning Code does not explicitly state permissible or impermissible uses within the Airfield/UAS sub-district. However, uses in this area, on airport property are subject to FAA rules and regulations. Additionally, "uses that may interfere with airfield operations must be specifically approved by the FAA."

Per the City of Rome's Zoning Code, utilities are permitted within all sub-districts of the GB zoning district. However, they are a special use and require special use approval. All new and rebuilt exterior on-site utilities such as drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment must be installed and maintained underground.

Regarding development of the roundabout, the City of Rome's Zoning Code does not identify whether roundabouts are a permissible or impermissible use within the GB district. However, it is anticipated that development of the roundabout will occur within existing right-of-way property and in property that will be acquired and transitioned to right-of-way for its development. Per Section 80-1.5.-Exemptions, "the provision of this code does not apply to land located within rights of way." Article XXII.-Right-Of-Way and Access Standards, discusses the purpose of right-of-way "to provide safe, convenient, and functional pedestrian, bicycle, and vehicular traffic flow." Right-of-way and sidewalk design standards and dimensions of the proposed roundabout must be consistent and in alignment with those set forth by the city engineer.

Although the proposed development on Site 1 is compatible with the City of Rome Zoning Code, the County is working with the City of Rome to rezone the on-Airport development area to GB-FI flex industrial development. The GB-FI sub-district is reserved for high tech and light industrial uses. Including industrial design; industrial, artisan; industrial, general; office; research and development; specialized food production; solar energy systems, Tier 1; and warehouse.

Since development will be consistent with the dimensional standards, set back requirements, height standards, etc. outlined in the Zoning Code, no or small impact.

Site 2: As discussed previously in Item 11, Site 2 is an officially designated recreational/open space area (Mohawk Glen Golf Course). A zoning change is included as part of the proposed action (from GB-CV to GB-FI) and the site will no longer be operated as a golf course. The loss of the recreational resource is not considered significant since other public and private golf course existing within the City of Rome (3 public, 1 private) and another 30 golf courses within 20 miles of Rome<sup>18</sup>. No other impacts to public resources would occur. No or small impact.

Site 3: Existing land uses consist of vacant land, and farmland. The proposed tree removal results in a conversion of forested areas to grassland habitat for Upland Sandpiper habitat, however existing land uses will not change. No impact.

- (c) 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%.

Site 1: The population of the City of Rome is approximately 31,576, and a 5% growth would be an increase of 1,579 people. A memo was prepared during coordination with the Rome City School District to determine the school district's ability to accommodate the projected increase in population / students. At site build out, the number of employees that would be new to the region (within a 45-

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<sup>18</sup> [35 Golf Courses near Rome, NY - Public & Private | GolfLink](#)

minute drive radius) was 1,412 and 494 new to the City of Rome. This falls below the FEAF threshold, no or small impact.

Sites 2 & 3 will not result in increases in population. No impact.

- (d) The proposed action is inconsistent with local land use plans or zoning regulations.

Refer to 17.(a).

- (e) The proposed action is inconsistent with any County plans, or other regional land use plans.

Site 1: The proposed action is consistent with the currently approved Airport Layout Plan dated 2016, the Griffiss Land Development Corporation and County of Oneida Proposed Plan for the Development of an Airport Business & Industrial Park, as well as the Griffiss International Airport Business Plan identify Airport land property and how it will be recognized in the long-term as a basis for recruitment and attraction efforts by the Airport and surrounding areas.

The Griffiss International Airport Business Plan recommends “a plan of action to improve the Airport’s financial performance and long-term viability as a provider of jobs and general aviation services to Oneida County and the broader Utica-Rome metropolitan area.” Furthermore, this plan presents an overall strategic direction and 5-year plan for the Airport to further the Airport’s vision as a nexus of economic activity for the region. No regional land use plans are in place for the project area. No impact.

Site 2: This site is classified as a public golf course. No county or regional land use plans are in place for the project area. Site 2 is a zoning change that also includes discontinuing operation of the golf course (County has acquired). The zoning change will change the land use from public golf course to GB-FI (Griffiss Business-Flexible Industrial development use). The loss of the golf course is not considered significant since there are four additional golf courses located within the City of Rome (3 public, 1 private) and another 30 golf courses within 20 miles of Rome. No or small impact.

Site 3: A portion of what is known as the former Oneida County Airport property is located within Site 3. Mohawk Valley EDGE completed the Oneida County Business Park Redevelopment Plan and Design Guidelines Report in October 2009. This plan “*set forth a vision and an action plan for the redevelopment of the former Oneida County Airport and Oneida County Business Park into a thriving commercial and industrial center for Oneida County and Mohawk Valley*”. Recommended development included a Mega Site west of Cider Street and Opportunity Sites located east of Cider Street adjacent to Postal Road. No interest has been shown by developers in these sites compared with Site 1 where there has been a number of interested developers the County has been working with. Site 1 is the largest remaining developable site in Oneida County and is considered a prime development location. As part of an ongoing NEPA Environmental Assessment for Site 1, breeding habitat for the state threatened Upland Sandpiper would be impacted (approximately 62.41 acres). As a result, NYSDEC required a 3:1 mitigation ratio and creation of approximately 187.23 acres of new habitat. Based on discussions with the DEC and numerous criteria that needed to be met, the site of the former Oneida County Airport was identified as a feasible site for creation of new Upland Sandpiper habitat. This will result in the loss of land that was recommended for future commercial and industrial development. The loss of land / conversion to new Upland Sandpiper habitat is not considered significant when weighing the benefits that can be obtained by focusing development activities on Site 1 (286-acre site). No or small impact.

- (f) The proposed action may induce secondary development impacts (e.g., residential, or commercial development not included in the proposed action).

Site 1: Although infrastructure, such as electric, natural gas, public water, sewer and telecommunications will be extended to the this is not expected to act as a catalyst to induce secondary development since all infrastructure proposed as part of this project will only serve the proposed project elements.

Site 2: N/A, zoning change only, no development. No impact

Site 3: N/A, creation of Upland Sandpiper habitat only includes tree removal, grading, grubbing, and reseeded no site development is taking place. No impact.

## **18. Consistency with Community Character:**

The proposed project is consistent with the existing community character

- (a) The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.

Refer to Item 10. No impact.

- (b) The proposed action may create a demand for additional community services (e.g., schools, police, fire).

Site 1: The Proposed Project will employ approximately 2,981 employees at full build out. This will result in an increase in population to the surrounding area which may affect demand on public services such as fire, police, ambulances, health care facilities, and schools. Additionally, operation of the facilities (1.9 million SF) will increase the demand for utilities (water, sewer, electric, gas) and telecommunications. To determine whether the public services could accommodate consultation/coordination took place with service providers. Based on consultation services are adequate and no improvements are needed for the following public services:

- City of Rome Fire Department
- City of Rome Police Department
- AmCare Ambulance
- Rome Health
- Rome City School District

Improvements will be required for the following public services:

- City of Rome Department of Public Works (Water, Sanitary Sewer)
- Griffiss Utility Services Corporation (Electric)
- National Grid (Natural Gas)
- Northland Communications (Telecommunications)

For public services that require improvements, further coordination took place during the planning and design process with all substantive comments addressed during preliminary design. Preliminary design identified specific improvements needed to accommodate the increased electric, water, sewer, and natural gas needs of the proposed Site 1 development. Refer to Item 14.(a). Sanitary sewer and water are discussed below.

Sanitary Sewerage: Operation of the new building facilities totaling 1.9 million SF (includes one 1,000,000 SF manufacturing building, four small manufacturing/R&D buildings ranging from 48,000 SF to 200,000 SF, four small UAS/R&D buildings totaling 100,000 SF, one 13,000 SF small aviation

use hangar, and one 348,500 SF large aviation use hangar) will result in an increase in the discharge of wastewater into the sewer collection system because of employees. Coordination with the City of Rome DPW indicated the following elements are required for connection to the existing sanitary sewer system:

- An 8" diameter sanitary sewer main is proposed to service the proposed action.
- The proposed 8" diameter sanitary sewer main will tie into the existing sanitary sewer manhole in the intersection of Mohawk Drive and Perimeter Road.
- The proposed 8" diameter sanitary sewer main will be routed north to the proposed action within a proposed 50ft wide utility corridor on the west side of Perimeter Road.
- Sanitary sewer manholes will be spaced every 400 ft along the 8" diameter sanitary sewer main.
- Individual branch/service lines will be provided for each proposed building at the time of development for each site/building per State, County, and local standards/codes.

Based on coordination with the City of Rome DPW, a preliminary analysis of the existing site utilities, and estimated demand for the proposed action, wastewater service will be provided with no negative impact to the system

Water: Operation of the new building facilities totaling 1.9 million SF will result in an increase in the use of potable water as a result of employees. Coordination with the City of Rome DPW indicate the following elements are required for connection to the existing water system:

- A 12" diameter water main loop is proposed to service the proposed action.
- The proposed 12" diameter water main will tie into the existing 8" diameter water main that extends north to the proposed action.
- Fire Hydrants will be spaced every 500 ft along the 12" diameter water main loop.
- Individual branch/service lines and hydrants will be provided for each proposed building at the time of development for each site/building per City of Rome Fire Department and Department of Public Works requirements.

Based on coordination with the City of Rome DPW, a preliminary analysis of the existing site utilities, and estimated demand for the proposed action, water service will be provided with no negative impact to the system

With the recommended improvements, there will be adequate capacity to accommodate the proposed action needs, no or small impacts.

Site 2: N/A, zoning change, no development. No impact.

Site 3: N/A, involves tree removal, grading, grubbing, and reseeding. No impact.

- (c) The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.

Site 1: As has been discussed previously, Site 1 does contain officially designated public resources (see Item 11.(b) and Item 13). The proposed action results in temporary construction impacts to recreational/open space resources (Rome Baseball Association and Griffiss International Sculpture Park facilities) that will be restored to existing conditions post construction. Transportation infrastructure will be altered to construct a traffic roundabout that includes realignment of Perimeter

Road. With implementation of the mitigation measures identified in Items 11.(b) and Item 13, no or small impact.

Site 2: As discussed previously in Item 11.(b), Site 2 contains an officially designated recreational/open space area (Mohawk Glen Golf Course). A zoning change is included as part of the proposed action (from GB-CV to GB-FI) and the site will no longer be operated as a golf course. The loss of the recreational resource is not considered significant since other public and private golf course existing within the City of Rome (3 public, 1 private) and another 30 golf courses within 20 miles of Rome. No other impacts to public resources would occur. No or small impact.

Site 3: As has been discussed previously, Site 3 does not include an officially designated public resource. This item has been as part of the discussion on the Impact on Open Space Resources and Impact on Transportation and noted the proposed action does not create the loss of a recreational resource, impact an informal community open space resource, or impact active transportation infrastructure. Nor does the Town have an adopted Open Space Plan. No impact.

- (d) The proposed action is inconsistent with the predominant architectural scale and character.

Site 1: Includes the demolition of two buildings, Building 222 (former Hush House Building) and the Tactical Air Navigation System (TACAN) electrical building. The conceptual plan developed for the site includes construction of new building structures for aeronautical and non-aeronautical uses. These buildings would be consistent with the surrounding airport buildings in regard to architectural scale and character. No or small impact.

Sites 2 & 3 do not involve the removal or construction of buildings or structures. No impact.

- (e) The proposed action is inconsistent with the character of the existing natural landscape.

Site 1: The site landscape is predominantly mowed lawn or mowed lawn with trees. There are some areas of successional northern hardwoods, paved roads/paths (i.e., primarily old taxiway pavement), and urban structures (i.e., hush house). The natural landscape will change to a built environment upon full build out of the site with the construction of buildings, roads, and vehicle/truck parking areas. Although natural landscape will change, it is taking place within and adjacent to currently built areas (i.e., airport runways/taxiways, aircraft parking apron, terminal building, and hangar storage). Impacts to 62.41 acres of the state threatened Upland Sandpiper breeding habitat (grassland areas) have been addressed through the creation of new habitat on Site 3 (Refer to Item 7.(a)) and 30 acres within the site will be preserved as grasslands. No or small impact.

Site 2: N/A, zoning change only, no development. No impact.

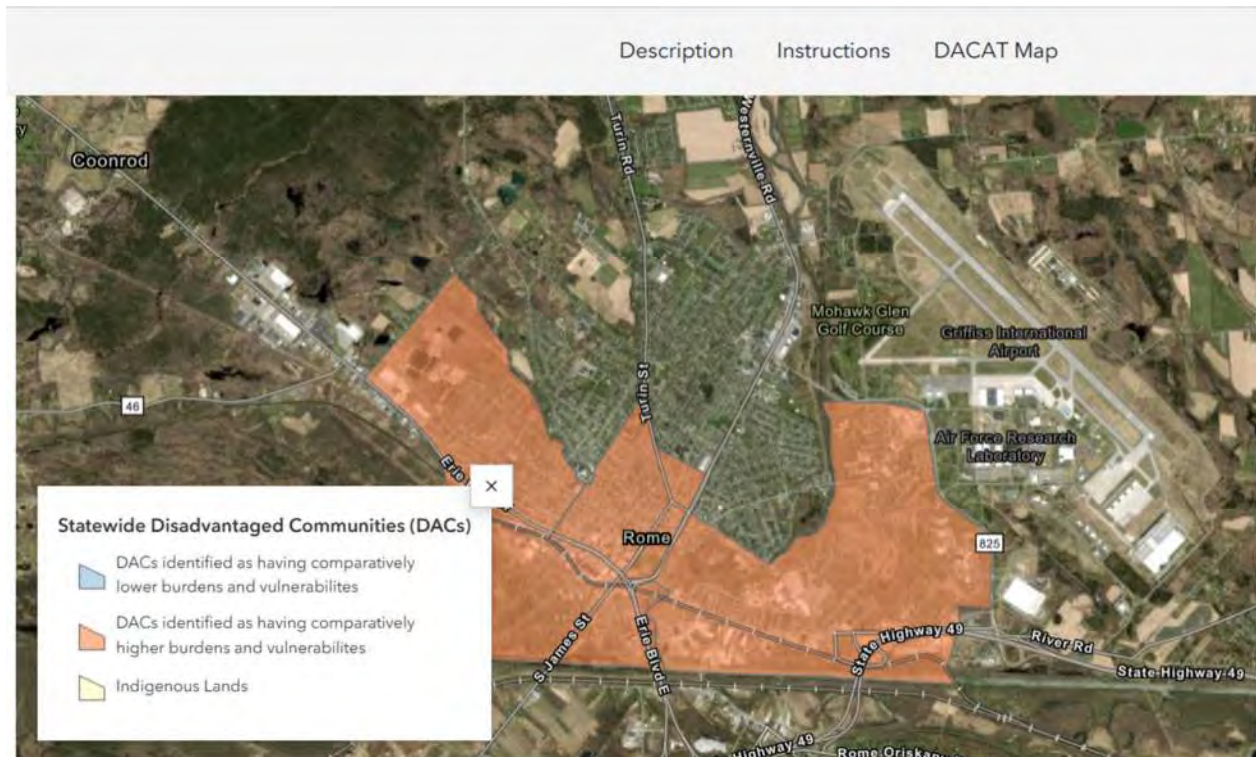
Site 3: The landscape is predominantly low growing vegetation, forested areas, farmland, or mowed lawn. Removal of trees will alter the landscape, however, areas where trees are removed will be graded, grubbed, and reseeded with NYSDEC approved grassland mixes to support creation of new habitat for the Upland Sandpiper. No changes to mowed lawn areas or farmland will take place. No to small impact.

## 19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community (DAC) for Site 1. No DACs would be impacted for Sites 2 and 3. All discussion below is for Site 1 only.

- (a) Site is located within ½ mile of a disadvantaged community that has been identified as having a comparatively higher burden or vulnerabilities by the Disadvantaged Community Assessment Tool (DACAT).

### Site 1: Based on a review of Statewide DACs within 0.5 Miles of Project Area



Source: NYSDEC Disadvantaged Community Assessment Tool

- (b) The proposed action may create new air emissions or increase air emissions within a DAC.  
Refer to 6.(a) and 6.(c).
- (c) The proposed action will not create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a DAC.  
Refer to 3.(k), and 18.(b).
- (d) The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.  
Refer to 16.(h), 16.(i), and 16.(j).
- (e) The proposed action may increase traffic within a DAC.

Refer to 13.(a).

- (f) The proposed action affects or involves industrial and or manufacturing land uses.

Refer to 17.(a).

Additional potential impacts include

- The proposed action may involve construction that continues for more than one year or in multiple phases. Refer to 1.(e).
- Increased soil erosion. Refer to 1.(f).
- Increased stormwater runoff. Refer to 3.(b).
- Increase in energy demand, sanitary sewer, and water. Refer to 14.(a) and 18.(b).
- Noise, odor, and light. Refer to 15.(a), 15.(c), and 15.(d).
- Human health associated with environmental site remediation taking place on Griffiss International. Refer to 16.(c), 16.(d), and 16.(e).

### **Determination**

Based on the information currently available to the Oneida County Board of Legislature and the above analysis and evaluation of all relevant and probable environmental impacts related to the activities and actions herein proposed, and after reviewing the Full EAF Part 1 and Part 2 together with the documentation provided, the Oneida County Board of Legislature hereby concludes and determines, that an Environmental Impact Statement (EIS) will not be required for the proposed Project because this Action will not result in any significant adverse environmental impacts and a negative declaration is appropriate.



## ONEIDA COUNTY DEPARTMENT OF LAW

Oneida County Office Building

800 Park Avenue ♦ Utica, New York 13501-2975

(315) 798-5910 ♦ fax: (315) 798-5603 ♦ [www.ocgov.net](http://www.ocgov.net)

Anthony J. Picente, Jr.  
County Executive

Amanda L. Cortese-Kolasz  
County Attorney

May 7, 2025

Ms. Shawna Papale, President  
Mohawk Valley EDGE  
584 Phoenix Drive  
Rome, NY 13441-4105

Re: Griffiss International Airport  
Airport Business Park Development Project  
Supplemental Environmental Assessment Form – Chobani Rome Facility

Dear Ms. Papale:

This letter serves as notification to involved agencies that Oneida County, as Lead Agency, will undertake SEQRA review of the Chobani Rome Facility to be sited on the Griffiss International Airport Business Park Development Project. The Griffiss International Airport Business Park Development Project is classified as a Type 1 action, and a Negative Declaration was issued by the Oneida County Board of Legislators on April 9, 2025. Oneida County will reexamine said declaration based upon the enclosed Supplemental Environmental Assessment Form.

The Chobani Rome Facility will be sited in “Site 1” as the same was detailed in the Griffiss International Airport Business Park Development Project Final Environmental Assessment Form. The Chobani Rome Facility will have no impact on “Site 2” therein, as no development of “Site 2” is proposed this time. The Chobani Rome Facility will have no impact other than that which was assessed in the Griffiss International Airport Business Park Development Project Final Environmental Assessment Form on “Site 3” therein.

Your agency will be kept informed throughout the SEQRA process. If you have any questions or comments, please contact Amanda L. Cortese-Kolasz, County Attorney, via email at [acortese-kolasz@oneidacountyny.gov](mailto:acortese-kolasz@oneidacountyny.gov) or phone at 315-798-5910.

Very truly yours,

Amanda L. Cortese-Kolasz

enc.



**ONEIDA COUNTY**  
800 Park Avenue ♦ Utica, New York 13501

**Request for Action**

**Anthony J. Picente, Jr.**  
County Executive

**Gerald J. Fiorini**  
Chairman, Board of Legislators

|              |          |
|--------------|----------|
| <b>Date:</b> | 5/7/2025 |
|--------------|----------|

**Originating Department:** County Attorney

**Request made by:** Amanda Cortese-Kolasz, County Attorney

**Request Type:** Other

**Regarding:** STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA)  
DETERMINATION BY THE ONEIDA COUNTY BOARD OF  
LEGISLATORS FOR THE AIRPORT BUSINESS PARK  
DEVELOPMENT PROJECT AT GRIFFISS  
INTERNATIONAL AIRPORT, REZONING OF THE  
MOHAWK GLEN GOLF COURSE, AND CREATION OF AN  
UPLAND SANDPIPER MITIGATION SITE -  
SUPPLEMENTAL EAF - CHOBANI SITE PLAN  
(PROPOSED ACTION)



Dear County Executive Picente:

On April 9, 2025, the Board of Legislators passed a resolution adopting a negative declaration relative to the environmental significance of development of the "Triangle Site" at Griffiss International Airport, coupled with the rezoning of the Mohawk Glen Golf Course and the creation of an Upland Sandpiper mitigation site (deemed to be a Type I action pursuant to the New York State Environmental Quality Review Act. Attached herewith is a Supplemental Environmental Assessment Form (SEAF) for the site plan for the Chobani project. The environmental impacts assessed relative to this site plan are in line with, or result in less impact than that which was assessed in the County's Full Environmental Assessment resulting in a negative declaration.

I respectfully request that this matter be forwarded to the Board of Legislators for their determination regarding the environmental significance of the Chobani project as a supplement to the full SEQRA analysis, and requesting consideration of adopting a reaffirmation of the negative declaration relative thereto.

Thank you for your time and consideration. I am available to answer any questions either you or the Board may have regarding this matter.

Respectfully submitted,

|  |  |
|--|--|
| <br>Amanda L. Cortese-Kolasz<br>County Attorney<br><br><hr/><br><p>Reviewed and Approved for submittal to the<br/>Oneida County Board of Legislators by</p> <br>Anthony J. Picente, Jr.<br>County Executive |  |
|--|--|

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

|  |  |                    |
|--|--|--------------------|
| Name of Action or Project:<br>Chobani Rome Facility  |  |                    |
| Project Location (describe, and attach a general location map):<br>Portions of tax parcels 224.000-1-4.1 and 224.000-1-5; see attached map   |  |                    |
| Brief Description of Proposed Action (include purpose or need):<br>Construction of a 1,800,000 +/- square foot special foods processing facility on 146 +/- acres at the north end of the Griffiss Business Park. Project will create 1070 jobs over three shifts with the plant operating 24 hours a day. Associated construction includes a parking lot for 950 cars, connection to existing infrastructure (water, sewer, gas, electric) with system upgrades to provide necessary capacity, a stormwater management system, and land grading. Off-site improvements along Perimeter Road and Route 825 are required. |  |                    |
| Name of Applicant/Sponsor:<br>Chobani, LLC   | Telephone:                                 |                    |
|  | E-Mail: legal@chobani.com                  |                    |
| Address: 669 County Road 25  |  |                    |
| City/PO: New Berlin  | State: NY                                  | Zip Code: 13411    |
| Project Contact (if not same as sponsor; give name and title/role):<br>Marjorie De La Cruz, Chief Legal Officer  | Telephone: 607-847-7401                    |                    |
|  | E-Mail: Marjorie.DeLaCruz@chobani.com      |                    |
| Address:<br>200 Lafayette Street, 6th Floor  |  |                    |
| City/PO:<br>New York   | State:<br>NY                               | Zip Code:<br>10012 |
| Property Owner (if not same as sponsor):<br>County of Oneida   | Telephone:                                 |                    |
|  | E-Mail: acortese-kolasz@oneidacountyny.gov |                    |
| Address:<br>800 Park Ave   |  |                    |
| City/PO:<br>Utica  | State:<br>NY                               | Zip Code:<br>13501 |

## B. Government Approvals

### B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity   | If Yes: Identify Agency and Approval(s) Required                     | Application Date (Actual or projected)                              |
|---|--|---|
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees |  |   |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No     | City of Rome Planning Board  | April 2025  |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          |  |   |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                   | Oneida County Industrial Development Agency                          | April 2025  |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Oneida County Planning Board   | April 2025  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |  |   |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | NYS DEC (Stormwater, Air Permit, and Bulk Tank Storage Registration) | June 2025   |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                       | FAA  |   |
| i. Coastal Resources.   |  |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |
| If Yes, identify the plan(s):<br>Mohawk Valley Heritage Corridor   |   |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |   |
| If Yes, identify the plan(s):  |   |

### C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Griffiss Business Redevelopment District - Flex Industrial Development Subdistrict
- 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? \_\_\_\_\_

### C.4. Existing community services.

- a. In what school district is the project site located? Rome City School District
- b. What police or other public protection forces serve the project site?  
City of Rome Police Department
- c. Which fire protection and emergency medical services serve the project site?  
City of Rome Fire Department
- d. What parks serve the project site?  
Fort Stanwix, Griffiss International Sculpture Garden, and Mohawk River Trail

### 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)? Specialized Food Production
- b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 146 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 130 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 146 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)  
Industrial  
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: \_\_\_\_\_ months  
ii. If Yes:  
  - Total number of phases anticipated \_\_\_\_\_ 2
  - Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ 07 month \_\_\_\_\_ 2025 year
  - Anticipated completion date of final phase \_\_\_\_\_ 12 month \_\_\_\_\_ 2029 year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Phase 1 is the main production plant with office space to support the plant.  
Phase 2 is an expansion of the production space and warehouse space.

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

|  |  |  |  |  |   |
|--|--|--|--|--|---|
| g. Does the proposed action include new non-residential construction (including expansions)?<br>If Yes,                    |  |  |  |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| i. Total number of structures <u>4</u>   |  |  |  |  |   |
| ii. Dimensions (in feet) of largest proposed structure: <u>150</u> height; <u>1027 ft</u> width; and <u>1713 ft</u> length |  |  |  |  |   |
| iii. Approximate extent of building space to be heated or cooled: <u>1,800,000</u> square feet                             |  |  |  |  |   |

|   |  |  |  |  |   |
|---|--|--|--|--|---|
| h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?<br>If Yes,   |  |  |  |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| i. Purpose of the impoundment: <u>Temporary storage of stormwater runoff for proper stormwater management</u>   |  |  |  |  |   |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> |  |  |  |  |   |
| iii. If other than water, identify the type of impounded/contained liquids and their source. _____  |  |  |  |  |   |
| iv. Approximate size of the proposed impoundment. Volume: <u>3.32</u> million gallons; surface area: <u>4</u> acres   |  |  |  |  |   |
| v. Dimensions of the proposed dam or impounding structure: <u>5 ft</u> height; <u>835 ft</u> length   |  |  |  |  |   |
| vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>  |  |  |  |  |   |

**D.2. Project Operations**

|  |  |  |  |  |  |
|--|--|--|--|--|--|
| a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? If yes, describe. _____  |  |  |  |  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 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?  |  |  |  |  | <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes: |  |  |  |  |  |
| i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____   |  |  |  |  |  |

|   |  |
|---|--|
| ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:<br>_____<br>_____<br>_____  |  |
| iii. Will the proposed action cause or result in disturbance to bottom sediments?<br>If Yes, describe: _____ <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?<br>If Yes: <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <li>• acres of aquatic vegetation proposed to be removed: _____</li> <li>• expected acreage of aquatic vegetation remaining after project completion: _____</li> <li>• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____</li> <li>• proposed method of plant removal: _____</li> <li>• if chemical/herbicide treatment will be used, specify product(s): _____</li> </ul>  |  |
| v. Describe any proposed reclamation/mitigation following disturbance: _____<br>_____   |  |
| c. Will the proposed action use, or create a new demand for water?<br>If Yes: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <li>i. Total anticipated water usage/demand per day: _____ 2,250,000 gallons/day</li> <li>ii. Will the proposed action obtain water from an existing public water supply?<br/>             If Yes: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No               <ul style="list-style-type: none"> <li>• Name of district or service area: <u>City of Rome</u></li> <li>• Does the existing public water supply have capacity to serve the proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Is the project site in the existing district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Is expansion of the district needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> <li>• Do existing lines serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul> </li> <li>iii. Will line extension within an existing district be necessary to supply the project?<br/>             If Yes: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No               <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: <u>The County is modifying the infrastructure to meet the project's water demands.</u></li> <li>• Source(s) of supply for the district: <u>City of Rome Water Treatment Plant</u></li> </ul> </li> <li>iv. Is a new water supply district or service area proposed to be formed to serve the project site?<br/>             If Yes: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No               <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• Proposed source(s) of supply for new district: _____</li> </ul> </li> <li>v. If a public water supply will not be used, describe plans to provide water supply for the project: _____</li> <li>vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.</li> </ul> |  |
| d. Will the proposed action generate liquid wastes?<br>If Yes: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <li>i. Total anticipated liquid waste generation per day: _____ 3,100,000 gallons/day</li> <li>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): <u>The Company will pre-treat its wastewater discharge to a level that is acceptable to the City of Rome.</u></li> <li>iii. Will the proposed action use any existing public wastewater treatment facilities?<br/>             If Yes: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No               <ul style="list-style-type: none"> <li>• Name of wastewater treatment plant to be used: <u>City of Rome Wastewater Treatment Plant</u></li> <li>• Name of district: <u>City of Rome</u></li> <li>• Does the existing wastewater treatment plant have capacity to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Is the project site in the existing district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Is expansion of the district needed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul> </li> </ul>  |  |

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|   |   |   |   |
|---|---|---|---|
| <p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>   |   |   |   |
| <p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>  |   |   |   |
| <p>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend<br/> <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____<br/>         1,520 trips/day (1 truck entering &amp; exiting = 2 trips) semi trailers and refrigerated tankers</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>950</u> Net increase/decrease <u>+950</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:<br/>         A traffic roundabout will be constructed at the intersection of Perimeter Rd and NYS Route 825; Perimeter Rd will be re-constructed for heavy duty traffic.</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> |   |   |   |
| <p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____<br/>         21 Mega Watts</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):<br/> <u>grid/local utility</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>   |   |   |   |
| <p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7AM - 7PM</u></li> <li>• Saturday: <u>7AM - 2 PM</u></li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8AM - 5PM + 24 HR Production</u></li> <li>• Saturday: <u>24 HR Production</u></li> <li>• Sunday: <u>24 HR Production</u></li> <li>• Holidays: <u>24 HR Production</u></li> </ul> </td> </tr> </table>  |   | <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7AM - 7PM</u></li> <li>• Saturday: <u>7AM - 2 PM</u></li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8AM - 5PM + 24 HR Production</u></li> <li>• Saturday: <u>24 HR Production</u></li> <li>• Sunday: <u>24 HR Production</u></li> <li>• Holidays: <u>24 HR Production</u></li> </ul> |
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7AM - 7PM</u></li> <li>• Saturday: <u>7AM - 2 PM</u></li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>   | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8AM - 5PM + 24 HR Production</u></li> <li>• Saturday: <u>24 HR Production</u></li> <li>• Sunday: <u>24 HR Production</u></li> <li>• Holidays: <u>24 HR Production</u></li> </ul> |   |   |

|  |  |
|--|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:<br/>         During construction (at source) - heavy equipment operation will generate approximately 100 decibels<br/>         During operation (at source) - plant equipment will generate approximately 73 decibels</p>  |  |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>  |  |
| <p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:<br/>         Pole-mounted exterior lights will be installed within the parking lot, maximum height of fixture 34 feet. Nearest residence approx. 1950 ft</p>   |  |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>  |  |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>  |  |
| <p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities:<br/>         Acidic and caustic chemicals stored inside the building using double walled containers in a bulk storage room.</p>  |  |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>   |  |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>  |  |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 5 tons per _____ week (unit of time)</li> <li>• Operation : _____ 10 tons per _____ week (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: mandatory recycling of appropriate materials will be enforced during construction; separate recycling containers will be provided. Concrete washout and abandoned taxi-way to be broken up and used as riprap or general fill.</li> <li>• Operation: cardboard, metal, plastic recycling</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill</li> <li>• Operation: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill</li> </ul> |  |

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): golf course nearby, airport

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

| Land use or Covertypes   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 19 Acres        | 69 Acres                         | +50 Acres          |
| • Forested   |                 |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 127 Acres       | 0 Acres                          | -127 Acres         |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        |                 |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           |                 |                                  |                    |
| • Wetlands (freshwater or tidal)   |                 |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   |                 |                                  |                    |
| • Other<br>Describe: <u>Stormwater Management Practices, landscaped/maintained lawns</u> | 0               | 77 Acres                         | +77 Acres          |

|  |   |
|--|---|
| <p>c. Is the project site presently used by members of the community for public recreation?<br/> i. If Yes: explain: _____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| <p>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?<br/> If Yes,<br/> i. Identify Facilities: _____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| <p>e. Does the project site contain an existing dam?<br/> If Yes:<br/> i. Dimensions of the dam and impoundment:<br/> • Dam height: _____ feet<br/> • Dam length: _____ feet<br/> • Surface area: _____ acres<br/> • Volume impounded: _____ gallons OR acre-feet<br/> ii. Dam's existing hazard classification: _____<br/> iii. Provide date and summarize results of last inspection: _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| <p>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?<br/> If Yes:<br/> i. Has the facility been formally closed?<br/> • If yes, cite sources/documentation: _____<br/> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____<br/> iii. Describe any development constraints due to the prior solid waste activities: _____</p>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br><input type="checkbox"/> Yes <input type="checkbox"/> No   |
| <p>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?<br/> If Yes:<br/> i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:<br/> Airport was originally the Griffiss Air Force Base, which generated hazardous waste from 1940-1974. Cleanup of tanks and contamination occurred in 1985, 1997, and 2002. Griffiss is on the Superfund National Priorities List and in the Installation Restoration Program.</p>  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |
| <p>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?<br/> If Yes:<br/> i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:<br/> <input type="checkbox"/> Yes – Spills Incidents database<br/> <input checked="" type="checkbox"/> Yes – Environmental Site Remediation database<br/> <input type="checkbox"/> Neither database<br/> Provide DEC ID number(s): _____<br/> Provide DEC ID number(s): _____<br/> ii. If site has been subject of RCRA corrective activities, describe control measures: _____<br/> iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?<br/> If yes, provide DEC ID number(s): 633006<br/> iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

The Griffiss International Airport is part of the former 3,550 acre Griffiss Air Force Base. The base was placed on the NPL in 1987. Of the approximately 2,900 acres, 650 acres remain on the NPL in various stages of remediation and monitoring. The project site is not part of the 650 acres that remain on the NPL.

|   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
|---|---|--|---|---|---|---|-----------|---|--|---|--|-----------------------|----------------------|------------------------------|----------------------|------------------------|------------------------|---|--|
| v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <ul style="list-style-type: none"> <li>• If yes, DEC site ID number: <u>633006</u></li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: <u>Development and use is restricted to industrial, commercial, and non-residential land uses.</u></li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <b>E.2. Natural Resources On or Near Project Site</b>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| a. What is the average depth to bedrock on the project site? _____ +/- 20 feet  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 80%;">Covert loamy sand</td> <td style="width: 20%; text-align: right;">30 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Windsor loamy fine sand</td> <td style="text-align: right;">70 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right;">%</td> </tr> </table>   |   | Covert loamy sand  | 30 %  | Windsor loamy fine sand   | 70 %  |   | %         |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| Covert loamy sand   | 30 %  |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| Windsor loamy fine sand   | 70 %  |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
|   | %   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| d. What is the average depth to the water table on the project site? Average: _____ +/- 8 feet  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">% of site</td> </tr> </table>  |   | <input checked="" type="checkbox"/> Well Drained:  | 100 % of site   | <input type="checkbox"/> Moderately Well Drained:                 | % of site   | <input type="checkbox"/> Poorly Drained                   | % of site |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input checked="" type="checkbox"/> Well Drained:   | 100 % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input type="checkbox"/> Moderately Well Drained:   | % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input type="checkbox"/> Poorly Drained   | % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">% of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">% of site</td> </tr> </table>  |   | <input checked="" type="checkbox"/> 0-10%:   | 100 % of site   | <input type="checkbox"/> 10-15%:                                  | % of site   | <input type="checkbox"/> 15% or greater:                  | % of site |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input checked="" type="checkbox"/> 0-10%:  | 100 % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input type="checkbox"/> 10-15%:  | % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| <input type="checkbox"/> 15% or greater:  | % of site   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, describe: _____  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td colspan="2">If Yes to either i or ii, continue. If No, skip to E.2.i.</td> </tr> <tr> <td>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td colspan="2">iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</td> </tr> <tr> <td>• Streams: Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Lakes or Ponds: Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands: Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC) _____</td> <td></td> </tr> </table> |   | i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | ii. Do any wetlands or other waterbodies adjoin the project site? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? | <input type="checkbox"/> Yes <input type="checkbox"/> No | iv. For each identified regulated wetland and waterbody on the project site, provide the following information: |  | • Streams: Name _____ | Classification _____ | • Lakes or Ponds: Name _____ | Classification _____ | • Wetlands: Name _____ | Approximate Size _____ | • Wetland No. (if regulated by DEC) _____ |  |
| i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| ii. Do any wetlands or other waterbodies adjoin the project site?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?   | <input type="checkbox"/> Yes <input type="checkbox"/> No            |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| iv. For each identified regulated wetland and waterbody on the project site, provide the following information:   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| • Streams: Name _____   | Classification _____  |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| • Lakes or Ponds: Name _____  | Classification _____  |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| • Wetlands: Name _____  | Approximate Size _____  |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| • Wetland No. (if regulated by DEC) _____   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If yes, name of impaired water body/bodies and basis for listing as impaired: _____  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: <u>Principal Aquifer</u></td> <td></td> </tr> </table>   |   | i. Name of aquifer: <u>Principal Aquifer</u>   |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |
| i. Name of aquifer: <u>Principal Aquifer</u>  |   |  |   |   |   |   |           |   |  |   |  |                       |                      |                              |                      |                        |                        |   |  |

|  |  |  |
|--|--|--|
| m. Identify the predominant wildlife species that occupy or use the project site:<br><div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">           Eastern Gray/American Red Squirrels<br/>           variety of rodents<br/>           Eastern chipmunk         </div> <div style="width: 30%;">           Red Fox<br/>           Ground Hog<br/>           variety of birds, butterflies, moths         </div> <div style="width: 30%;">           Raccoon<br/>           Eastern Cottontail<br/>           common garter snake         </div> </div> |  |  |
| n. Does the project site contain a designated significant natural community?<br>If Yes: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |  |  |
| i. Describe the habitat/community (composition, function, and basis for designation): _____<br>ii. Source(s) of description or evaluation: _____<br>iii. Extent of community/habitat: _____<br><div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>Currently: _____</li> <li>Following completion of project as proposed: _____</li> <li>Gain or loss (indicate + or -): _____</li> </ul> </div> <div style="text-align: right;">           acres<br/>           acres<br/>           acres         </div> </div>                    |  |  |
| 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?<br>If Yes: <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |  |
| i. Species and listing (endangered or threatened): _____<br>Upland Sandpiper   |  |  |
| 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?<br>If Yes: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |  |  |
| i. Species and listing: _____  |  |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?<br>If yes, give a brief description of how the proposed action may affect that use: _____<br><span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |  |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>  |  |  |
| 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?<br>If Yes, provide county plus district name/number: _____<br><span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |  |
| b. Are agricultural lands consisting of highly productive soils present?<br>i. If Yes: acreage(s) on project site: _____<br>ii. Source(s) of soil rating(s): _____<br><span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |  |  |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?<br>If Yes: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |  |  |
| i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br>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?<br>If Yes: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |  |
| i. CEA name: _____<br>ii. Basis for designation: _____<br>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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site    <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: <u>SHPO Site No. 06541-000445</u></li> <li>iii. Brief description of attributes on which listing is based:<br/><u>J &amp; A Holland Complex (farmstead site) on east side of Wright Settlement Road</u></li> </ul>                                   |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>  |  |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>North Country National Scenic Trail, Fort Stanwix National Monument</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>national scenic trail, national monument</u></li> <li>iii. Distance between project and resource: <u>trail 1/4 mile; monument 2 miles.</u></li> </ul>                       |  |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>  |  |

**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 Kevin R. McAuliffe, Esq. (Barclay Damon LLP)    Date April 22, 2025

Signature     Title Attorney for Applicant

## ONEIDA COUNTY BOARD OF LEGISLATORS

### *RESOLUTION NO.*

*INTRODUCED BY: Messrs.*  
*2ND BY:*

**RE: STATE ENVIRONMENTAL QUALITY REVIEW (SEQRA) DETERMINATION BY THE ONEIDA COUNTY BOARD OF LEGISLATORS FOR THE AIRPORT BUSINESS PARK DEVELOPMENT PROJECT AT GRIFFISS INTERNATIONAL AIRPORT, REZONING OF THE MOHAWK GLEN GOLF COURSE, AND CREATION OF AN UPLAND SANDPIPER MITIGATION SITE (PROPOSED ACTION)**

**WHEREAS,** Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Oneida County Board of Legislators is required to make a determination whether the “Proposed Action” (as said quoted term is defined in SEQRA) to be taken by the County may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Oneida County Board of Legislators to undertake the Proposed Action constitutes such an action, and

**WHEREAS,** To aid the Oneida County Board of Legislators in determining whether undertaking the Proposed Action may have a significant impact upon the environment, the Commissioner of Aviation has prepared and submitted to the Oneida County Board of Legislators Parts 1, 2 and 3 of the Full Environmental Assessment Forms (“FEAF”) with an associated Impact Evaluation, a copy of which is attached here as Exhibit A, with a copy of the FEAF and Impact Evaluation on file at the office of the Commissioner of Aviation, and

**WHEREAS,** On December 18, 2024, the Oneida County Board of Legislators classified the Proposed Action as a Type I action under SEQRA and circulated its intent to serve as lead agency in a coordinated review, to which no agency objected, and

**WHEREAS,** The Oneida County Board of Legislators also circulated the FEAF Part 1 to involved agencies as part of the Lead Agency coordinated review, to which no comments were received, and

**WHEREAS,** The Oneida County Board of Legislators, in performing the Lead Agency function for its environmental review in accordance with Article 8 of SEQRA, (i) thoroughly reviewed Parts 1, 2, and 3 and the Impact Evaluation prepared and submitted with respect to this Proposed Action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) completed the FEAF and associated Impact Evaluation, now, therefore, be it

**RESOLVED,** That:

1. The Oneida County Board of Legislators, based upon (i) its thorough review of the FEAF, Part 1 with respect to this Proposed Action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the Proposed Action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) its completion of the EAF, Part 2, Part 3, and the Impact Evaluation, including the reasons noted thereon (which reasons are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“Negative Declaration”) in accordance with SEQRA for the above referenced Proposed Action, and determines that an Environmental Impact Statement will not be required; and
2. This Resolution shall take effect immediately. The Oneida County Executive is hereby authorized and directed to complete and sign as required the FEAF Parts 2 and 3, and the determination of significance, confirming the foregoing Negative Declaration; and
3. The Commissioner of Aviation, on behalf of the Oneida County Board of Legislators, is hereby authorized to take such actions as are necessary and appropriate to assist the Oneida County Board of Legislators, in fulfilling the requirements under SEQRA for the Proposed Action and to work with the Oneida County Board of Legislators in connection therewith.

APPROVED:            Airport Committee  
                             Ways & Means Committee

DATED:

Adopted by the following vote:  
AYES    NAYS    ABSENT

## PROJECT MEMO:

### Chobani

Project: Under Phase 1, Chobani will construction of a 1.4 million square foot, full-scale processing facility. Completion of Phase one is 2027; the company wants to be in the building late 2026/ early 2027.

Oneida County, in conjunction with Chobani's project, will carry out over \$80 million of infrastructure upgrades including water, sewer, gas, electric, transportation, site improvements & acquisition as well as address any environment items to the Triangle site. Oneida County has carried out an extensive NEPA process that allows for the usage of the Triangle site for non-aviation usage. A PILOT Allocation Agreement is being contemplated for the annual \$2.0 million payment (fixed for years 1 through 10; then increased annually by 1.5%). The Allocation Agreement will take the annual PILOT payment and deviate from the normal prorate tax sharing. The deviation will seek to allocate a larger share of the payments to the County to account for the County's investment.

Company Facility Investment: \$1,215,055,000

County Infrastructure Investment: \$72,000,000

Jobs: 1,070 jobs with an average salary of \$89,900

### PILOT:

- 40 year fixed PILOT – Years 1through 10 fixes at \$2.0M; years 11-40 with a 1.5% escalator
- Savings of \$385,747,722

SALES TAX EXEMPTION: Savings of \$51,625,000



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## APPLICATION FOR FINANCIAL ASSISTANCE

**Oneida County Industrial Development Agency**

584 Phoenix Drive

Rome, New York 13441-1405

(315) 338-0393 telephone

(315) 338-5694 fax

<https://www.oneidacountyida.org/>

**Shawna M. Papale, Executive Director**

[spapale@mvedge.org](mailto:spapale@mvedge.org)

Please submit the signed and notarized completed application (Pages 1-25 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable **\$500 Application Fee (\$5,000 for Solar applications)** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

Project Gladiator

Project Name

April 22, 2025

Date of Submission

### **Important Notes to Applicant:**

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

## Part I: Applicant Information

**Note:** In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Agency.

### Applicant

1(a) Applicant's Legal Name:

Chobani, LLC

1(b) Principal Address:

669 County Road 25  
New Berlin, New York 13411

1(c) Telephone/Facsimile Numbers:

607-847-7401

1(d) Email Address:

legal@chobani.com

1(e) Secondary Email Address

marjorie.delacruz@chobani.com

1(f) Contact Person:

Marjorie De La Cruz, Chief Legal Officer

1(g) Is the Applicant a

☐

Corporation:

If Yes, Public ☐

Private ☐

If public, on which exchange is it listed?

☐

Subchapter S

☐

Sole Proprietorship

☐

General Partnership

☐

Limited Partnership

☐

Limited Liability Corporation/Partnership

☒

Single-Member LLC (name and EIN below):

Name: Chobani Global Holdings, LLC

EIN #: 38-3860716

☐

DISC

☐

Other(specify)

1(h) State of Organization (if applicable)

Delaware

**Applicant's Stockholders, Members, Directors and Officers, Partners.**

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

| <u>Name</u>   | <u>Address</u>                           | <u>Percentage of Ownership</u> |
|---------------|--|--------------------------------|
| Hamdi Ulukaya | 200 Lafayette Street, New York, NY 10012 | ~86.6%                         |
|               |  |                                |

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? **If Yes**, indicate name of such entity and the relationship. ☐ Yes ☒ No

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? **If Yes**, please indicate name and relationship of such other entity and the address thereof: ☒ Yes ☐ No

Chobani Global Holdings, LLC is the sole member of the Applicant and owns 100% of the membership interests of Chobani, LLC.

### **Applicant's Counsel and Accountant**

#### **3(a) Applicant's Attorney**

Name/Title: Kevin R. McAuliffe, Esq.  
Firm: Barclay Damon LLP  
Address: 125 E. Jefferson Street  
SYracuse, NY 13202  
Telephone/Fax: 315-382-8703  
Email: kmcauliffe@barclaydamon.com

#### **3(b) Applicant's Accountant**

Name/Title: Brian Koehl  
Firm: Chobani, LLC  
Address: 669 County Road 25  
New Berlin, New York 13411  
Telephone/Fax: \_\_\_\_\_  
Email: brian.koehl@chobani.com

### **Business Description**

**4(a)** Describe the nature of your business and principal products and/or services. Attach additional sheets if necessary.

Chobani is a food maker with a mission of making high-quality and nutritious food accessible to more people, while elevating our communities and making the world a healthier place. Chobani produces yogurt, oatmilk, and dairy creamers. We manufacture our products in New York, Idaho, and Australia. Chobani products are available throughout North America and distributed in Australia and other select markets.

Chobani uses food as a force for good in the world—putting humanity first in everything we do. Our philanthropic efforts prioritize giving back to our communities.

## Part II: Project Information

**5(a)** Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

The project consists of the lease of lands from the County of Oneida, the construction of a 1,800,000 square foot building consisting of modern foods processing (264,000 sq. ft.), yogurt processing (264,000 sq. ft.), mechanical (160,000 sq. ft.), ambient warehouse (174,000 sq. ft.), refrigerated warehouse (226,000 sq. ft.), and office space (140,000 sq. ft.).

The project will also include a Wastewater Treatment Plant (15,600 sq.ft.), a Blow Molding Building (68,000 sq.ft.), and a Wet Receiving and Physical Plant (117,000 sq.ft.).

Phase II will include two product production areas (220,000 sq.ft. and 162,000 sq.ft.).

The project scope also consists of site work including parking, landscaping, and buffering where appropriate.

### Reasons for Project

**6(a)** Please explain in detail why you want to undertake this project.

To expand the Company within New York State.

**6(b)** Why are you requesting the involvement of the Agency in your project?

Predicability of the real property tax burden and sales tax exemption are essential for the project to advance.

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the Agency.

☒ Yes ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, ("**No**" is checked above) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

How will the Applicant's plans be affected or scaled back if Agency approval is not granted?

An acceptable PILOT agreement is essential to the advancement of the project, and will not move forward without IDA assistance.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

☐ Yes ☒ No If Yes, please explain briefly.

6(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

[ ☐ Yes [ ☒ No

If Yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? ☐ Yes ☐ No

If Yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? ☐ Yes ☒ No

**If Yes**, please explain (indicate date of benefit, location of facility and outstanding balance).

6(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? ☒ Yes ☐ No

**If Yes**, please explain.

Applicant secured financial assistance for its expansion in Twin Falls, Idaho facility in 2025.

6(h) Check all categories best describing the type of project for all end users at project site (you may check more than one; if checking more than one indicate percentage of square footage the use represents):

Please provide percentage of sq. footage for each use (if more than one category):

|                                     |                                |    |   |
|-------------------------------------|--------------------------------|----|---|
| <input checked="" type="checkbox"/> | Manufacturing                  | 80 | % |
| <input type="checkbox"/>            | Industrial Assembly or Service |    | % |
| <input type="checkbox"/>            | Back office operations         |    | % |
| <input checked="" type="checkbox"/> | Research and Development       | 2  | % |
| <input type="checkbox"/>            | Technology/Cybersecurity       |    | % |
| <input checked="" type="checkbox"/> | Warehousing                    | 18 | % |
| <input type="checkbox"/>            | Commercial or Recreational     |    | % |
| <input type="checkbox"/>            | Retail                         |    | % |

Add Housing Addendum ☐ Residential housing (specify) \_\_\_\_\_ %

☐ Pollution Control (specify) \_\_\_\_\_ %

☐ Environmental (e.g., Brownfield) (specify) \_\_\_\_\_ %

Add Solar Addendum ☐ Other (specify ie; renewable energy) \_\_\_\_\_ %

6(i) Check all categories best describing the **scope of the project**:

- ☒ Acquisition of land (Through a Lease Agreement with the County of Oneida)
- ☐ Acquisition of existing building
- ☐ Renovations to existing building
- ☐ Construction of addition to existing building
- ☐ Demolition of existing building or part of building
- ☒ Construction of a new building
- ☒ Acquisition of machinery and/or equipment
- ☒ Installation of machinery and/or equipment
- ☒ Other (specify) Site improvements (i.e. parking, landscaping, buffering, etc.)

6(j) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

Assistance Requested

Estimated Values

- \*See Attached ☒ Fill-in Real Property Tax Abatement (value of PILOT savings): \$ 385,747,722
- ☐ Mortgage Tax Exemption (.75%) \$ 0.00
- Amount of mortgage: \$ \_\_\_\_\_ (fill-in)
- \*See Attached ☒ Sales and Use Tax Exemption \*\* (8.75%) \$ 51,625,000.00 (Not available for solar)
- Value of goods/services to be exempted from sales tax: \$ 590,000,000 (fill-in)
- ☐ Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$ \_\_\_\_\_

\*\* **TOTAL EXEMPTION ASSISTANCE REQUESTED:** \$ 437,372,722

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? ☐ Yes ☒ No

If No, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

This project warrants a deviation from the UTEP because of the scale of the economic impact created by the payroll which will be over \$70 million by 2030, the purchase of 11 million pounds of milk per day, and all of the ancillary impacts on the regional economy associated with these two factors.

\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (9)proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.

### Part III: Facility Information

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.

Facility (Physical Information) If multiple locations please provide information on all.

7(a) Street Address of Facility:

A portion of two parcels situated at Perimeter Rd. and Perimeter Rd. W.

7(b) City, Town and/or Village (list ALL incorporated municipalities):

Rome, New York

7(c) School District:

City of Rome School District

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

Airport

7(e) Zoning Classification of location of the project:

Griffiss Business Redevelopment District-Flex Industrial Development subdistrict.

7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. ***Please be as specific as possible.***

The project consists of the lease of lands from the County of Oneida, the construction of a 1,800,000 square foot building consisting of modern foods processing (264,000 sq. ft.), yogurt processing (264,000 sq. ft.), mechanical (160,000 sq. ft.), ambient warehouse (174,000 sq. ft.), refrigerated warehouse (226,000 sq. ft.), and office space (140,000 sq. ft.).

The project will also include a Wastewater Treatment Plant (15,600 sq.ft.), a Blow Molding Building (68,000 sq.ft.), and a Wet Receiving and Physical Plant (117,000 sq.ft.).

Phase II will include two product production areas (220,000 sq.ft. and 162,000 sq.ft.).

The project scope also consists of site work including parking, landscaping, and buffering where appropriate.

7(g) Has construction or renovation commenced? ☐ Yes ☒ No

If Yes, please describe the work in detail that has been undertaken to date, including the date of commencement.

If No, indicate the estimated dates of commencement and completion:

Construction Commencement: June 2025

Construction completion: December 2027

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

☒ Yes ☐ No

If Yes, please describe.

NYSDEC Air Facility Permit/Registration  
NYSDEC Bulk Tank Storage Registration  
Consent of FAA to Lease

Has the Project received site plan approval from the Planning Department?

☐ Yes ☒ No ☐ N/A

If Yes, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

Anticipated June 2025.

7(i) Will the project have a significant effect on the environment? ☐ Yes ☒ No

**Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.**

7(j) What is the useful life of the facility? 40 years

7(k) Is the site in a former Empire Zone? ☐ Yes ☒ No

If Yes, which Empire Zone: \_\_\_\_\_

Is project located in a Federal HUB Zone or distressed area: ☐ Yes ☒ No

Provide detail.

**ALL APPLICANTS MUST ANSWER PART IV-8(a)**

**Part IV: Retail Project Questionnaire**

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

- 8(a).** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required ☐ Yes or ☒ No **If the answer is YES, please continue below.**  
**If the answer is NO, proceed to Section Part V - Facility (Legal Info)**

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- 8(b).** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? \_\_\_\_\_%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

**\* If the answer to A above is Yes AND the answer to B above is greater than 33.33%, indicate which of the following questions below apply to the project:**

1. Will the project be operated by a not-for-profit corporation ☐ Yes ☐ No
2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?  
☐ Yes ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes ☐ No

If yes, please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

**Part V: Facility (Legal Information)**

**9(a)** With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

*(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)*

Legal Name: County of Oneida  
Address: 800 Park Avenue  
Utica, New York 13501  
Telephone: 315-798-5700  
  
Balance of Mortgage: \_\_\_\_\_  
Holder of Mortgage: \_\_\_\_\_

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

\* Lease from the County of Oneida is in progress.

**9(b)** Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?

☐ Yes ☒ No. If Yes, please explain.

**9(c)** Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?

☐ Yes ☒ No. If Yes, please explain.

**9(d)** Will the title owner of the facility/property also be the user of the facility?

☐ Yes ☒ No If Yes, please explain.

9(e) Is the Applicant currently a tenant in the facility? ☐ Yes ☒ No

9(f) Are you planning to use the entire proposed facility?  
☒ Yes ☐ No

If **No**, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

| <u>Name of Tenant</u> | <u>Floors Occupied</u> | <u>Sq. Ft. Occupied</u> | <u>Nature of Business</u> |
|-----------------------|------------------------|-------------------------|---------------------------|
|                       |                        |                         |                           |
|                       |                        |                         |                           |
|                       |                        |                         |                           |

9(g) Are any of the tenants related to the owner of the facility?  
☐ Yes ☒ No **If Yes**, please explain.

N/A

9(h) Will there be any other users utilizing the facility?  
☐ Yes ☒ No

**If Yes**, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

#### Part VI: Equipment

10(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

Dairy processing equipment, including fillers, coolers, production equipment, etc.

10(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

N/A

10(c) What is the useful life of the equipment? 30 years

## Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(a) Estimate how many construction jobs will be created or retained as a result of this project.

1,500

11(b) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☒ Yes ☐ No If Yes, explain below.

The project is expected to add an estimated 1070 permanent, private sector jobs in the State of New York.

11(c) Have you experienced any employment changes (+ or -) in the last three (3) years?

☐ Yes ☒ No If Yes, explain below.

11(d) Job Information related to project \*\*\*

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

| Number of Jobs<br>BEFORE Project       | Location<br>1                                 | Location<br>2                               | Location<br>3 | Location<br>4 | Location<br>5 |              |
|--|---|---|---------------|---------------|---------------|--------------|
| Address in NYS                         | 669 County Rd. 25,<br>New Berlin,<br>NY 13411 | 200 Lafayette St.,<br>New York,<br>NY 10012 | Rome, NY      |               |               | <b>Total</b> |
| Full-Time Company                      | 969   | 167   | N/A           |               |               | 1136         |
| Full-Time Independent Contractors      |   |   |               |               |               | 0            |
| Full-Time Leased                       |   |   |               |               |               | 0            |
| <b>A. Total Full-Time BEFORE</b>       | 969   | 167   | 0             | 0             | 0             | 1136         |
| Part-Time Company                      |   |   |               |               |               | 0            |
| Part-Time Independent Contractors      |   |   |               |               |               | 0            |
| Part-Time Leased                       |   |   |               |               |               | 0            |
| <b>B. Total FTE Part-Timers BEFORE</b> |   |   |               |               |               | 0            |
| <b>C. Total FTE BEFORE*</b>            | 969   | 167   | 0             | 0             | 0             | 1136         |

\*For **Total FTE BEFORE** add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

## Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

**11(a)** Estimate how many construction jobs will be created or retained as a result of this project.

1,500

**11(b)** Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☒ Yes ☐ No If Yes, explain below.

The project is expected to add an estimated 1070 permanent, private sector jobs in the State of New York by 2031. 850 FTE jobs will be created within three years of project completion.

**11(c)** Have you experienced any employment changes (+ or -) in the last three (3) years?

☐ Yes ☒ No If Yes, explain below.

**11(d)** Job Information related to project \*\*\*

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

| Number of Jobs<br>BEFORE Project       | Location<br>1                           | Location<br>2                         | Location<br>3 | Location<br>4 | Location<br>5 |       |
|--|---|---------------------------------------|---------------|---------------|---------------|-------|
| Address in NYS                         | 669 County Rd. 25, New Berlin, NY 13411 | 200 Lafayette St., New York, NY 10012 | Rome, NY      |               |               | Total |
| Full-Time Company                      | 969                                     | 167                                   | N/A           |               |               | 1136  |
| Full-Time Independent Contractors      |   |                                       |               |               |               | 0     |
| Full-Time Leased                       |   |                                       |               |               |               | 0     |
| <b>A. Total Full-Time BEFORE</b>       | 969                                     | 167                                   | 0             | 0             | 0             | 1136  |
| Part-Time Company                      |   |                                       |               |               |               | 0     |
| Part-Time Independent Contractors      |   |                                       |               |               |               | 0     |
| Part-Time Leased                       |   |                                       |               |               |               | 0     |
| <b>B. Total FTE Part-Timers BEFORE</b> |   |                                       |               |               |               | 0     |
| <b>C. Total FTE BEFORE*</b>            | 969                                     | 167                                   | 0             | 0             | 0             | 1136  |

\*For Total FTE BEFORE add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

|           | Number of Jobs AFTER Project (within 3 years of project completion) | Location 1 | Location 2 | Location 3 | Location 4 | Location 5 | Total |
|-----------|---|------------|------------|------------|------------|------------|-------|
|           | Full-time Company   | 969        | 167        | 850        |            |            | 1986  |
|           | Full-Time Independent Contractors                                   |            |            |            |            |            | 0     |
|           | Full-Time Leased  |            |            |            |            |            | 0     |
| <b>A.</b> | <b>Total Full-Time AFTER</b>  | 969        | 167        | 850        | 0          | 0          | 1986  |
|           | Part-Time Company   |            |            |            |            |            | 0     |
|           | Part-Time Independent Contractors                                   |            |            |            |            |            | 0     |
|           | Part-Time Leased  |            |            |            |            |            | 0     |
| <b>B.</b> | <b>Total FTE Part-Timers AFTER</b>                                  |            |            |            |            |            | 0     |
| <b>C.</b> | <b>Total FTE AFTER *</b>  | 969        | 167        | 850        | 0          | 0          | 1986  |

*\*For Total FTE AFTER add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

|           | Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the <u>JOBS CREATED</u> within three years of project completion | Location 1 | Location 2 | Location 3 | Location 4 | Location 5 | Total |
|-----------|---|------------|------------|------------|------------|------------|-------|
| <b>A.</b> | Full-Time   |            |            | 700        |            |            | 700   |
| <b>B.</b> | FTE Part-Timers   |            |            |            |            |            | 0     |
| <b>C.</b> | <b>Total AFTER</b>  | 0          | 0          | 700        | 0          | 0          | 700   |

**\*\* Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties**

Provide Any Notes To Job Information Below

## Part VIII: Estimated Project Cost and Financing

12(a) List the costs necessary for preparing the facility.

|  |    |             |                                  |
|--|----|-------------|----------------------------------|
| LAND Acquisition   | \$ | 0           | (If lease value use OTHER below) |
| Existing Building(s) ACQUISITION                         | \$ | 0           |                                  |
| Existing Building(s) RENOVATION                          | \$ | 0           |                                  |
| NEW Building(s) CONSTRUCTION                             | \$ | 540,000,000 |                                  |
| Site preparation/parking lot construction                | \$ | 45,000,000  |                                  |
| Machinery & Equipment that is TAXABLE                    | \$ | 285,000,000 |                                  |
| Machinery & Equipment that is TAX-EXEMPT                 | \$ | 300,000,000 |                                  |
| Furniture & Fixtures                                     | \$ | 15,000,000  |                                  |
| Installation costs                                       | \$ |             | *Included                        |
| Architectural & Engineering                              | \$ | 25,000,000  |                                  |
| Legal Fees (applicant, IDA, bank, other counsel)         | \$ | 1,000,000   |                                  |
| Financial (all costs related to project financing)*      | \$ | 0           |                                  |
| Permits (describe below)                                 | \$ | 1,000,000   |                                  |
| Other (describe below) ie: solar decommissioning expense | \$ |             |                                  |

|                         |                      |                              |                      |
|-------------------------|----------------------|------------------------------|----------------------|
| Other:                  | Cost:                | Subtotal \$                  | 1,212,000,000        |
| 1. <input type="text"/> | <input type="text"/> |                              |                      |
| 2. <input type="text"/> | <input type="text"/> |                              |                      |
| 3. <input type="text"/> | <input type="text"/> |                              |                      |
| 4. <input type="text"/> | <input type="text"/> |                              |                      |
| 5. <input type="text"/> | <input type="text"/> |                              |                      |
|                         |                      | Agency Fee <sup>1</sup> \$   | 3,055,000            |
|                         |                      | <b>Total Project Cost \$</b> | <b>1,215,055,000</b> |

\* **Bank fees, title insurance, appraisals, environmental reviews, etc.**

<sup>1</sup> **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

### Permit/Other Information

NYSDEC Air Facility Permit/Registration  
NYSDEC Bulk Tank Storage Registration

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? ☐ Yes ☒ No **If Yes**, please provide details below.

12(c) Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. ☐ Yes ☒ No

### 12(d) Sources of Funds for Project Costs

Bank Financing: ----- \$ 0

Equity (excluding equity that is attributed to grants/tax credits) -- \$ 1,215,055,000

Tax Exempt Bond Issuance (if applicable) ----- \$ 0

Taxable Bond Issuance (if applicable) ----- \$ 0

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below. ----- \$ \_\_\_\_\_

Identify each Public state and federal grant/credit:

Comments:

|        |      |    |            |
|--------|------|----|------------|
| Source | *ESD | \$ | 75,000,000 |
| Source |      | \$ |            |
| Source |      | \$ |            |
| Source |      | \$ |            |

\* Refundable tax credit over 10 years.

Total Sources of Funds for Project Costs: \$ 1,215,055,000

### Part IX: Real Estate Taxes

**13(a)** For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

| Tax Map Parcel #     | Current<br><u>Land</u><br>Assessment | Current<br><u>Building</u><br>Assessment | Current<br><u>Total</u><br>Assessment | Current<br><u>Total Taxes</u><br>Amount (\$) | Estimated<br><u>Post-Project</u><br>Assessment |
|----------------------|--------------------------------------|--|---------------------------------------|--|--|
| 224.000-0001-004.001 | \$ 1,985,800                         |  | \$ 1,985,800                          | \$ 0   |  |
| 224.000-0001-005     | \$ 20,848,080                        | \$ 33,167,850                            | \$ 54,015,930                         | \$ 0   |  |
|                      |                                      |  |                                       |  |  |
|                      |                                      |  |                                       |  |  |
|                      |                                      |  |                                       |  |  |

**13(b)** Will the entirety of each tax parcel be subject to the PILOT? ☐ YES ☒ NO

**13(c)** If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? ☐ YES ☒ NO

**\*If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

13(d) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

City of Rome, Assessment Office

198 N. Washington Street

Rome, NY 13440

13(e) Address of Receiver of School Taxes:

City of Rome School District

409 Bell Road

Rome, New York 13440

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

☐ Yes ☒ No

If Yes explain below.

13(g) Please consult with Agency staff to complete a Cost/Benefit Analysis form to attach to this Application.

Use space below for additional information

**Chobani, Rome, NY Retained and Created Jobs**

**Jobs Created By June 30th of**                      **2027**                      **2028**                      **2029**                      **2030**                      **2031**

**Employment**

|                                      |     |                     |                     |                     |                     |                     |
|--------------------------------------|-----|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Total Cumulative Net New Jobs</b> |     | <b>300</b>          | <b>550</b>          | <b>850</b>          | <b>850</b>          | <b>1070</b>         |
| <b>Breakdown of Jobs:</b>            |     |                     |                     |                     |                     |                     |
| Management                           | 8%  | 24                  | 44                  | 68                  | 68                  | 86                  |
| Average Salary                       |     | \$144,000           | \$144,000           | \$144,000           | \$144,000           | \$144,000           |
| Administrative                       | 5%  | 15                  | 28                  | 43                  | 43                  | 54                  |
| Average Salary                       |     | \$77,000            | \$77,000            | \$77,000            | \$77,000            | \$77,000            |
| Manufacturing                        | 85% | 255                 | 468                 | 723                 | 723                 | 910                 |
| Average Salary                       |     | \$74,800            | \$74,800            | \$74,800            | \$74,800            | \$74,800            |
| Other Title                          | 2%  | 6                   | 11                  | 17                  | 17                  | 21                  |
| Average Salary                       |     | \$120,000           | \$120,000           | \$120,000           | \$120,000           | \$120,000           |
| Other Title                          | 0%  | 0                   | 0                   | 0                   | 0                   | 0                   |
| Average Salary                       |     | \$75,000            | \$75,000            | \$75,000            | \$75,000            | \$75,000            |
| <b>Total Gross Wages</b>             |     | <b>\$24,405,000</b> | <b>\$44,742,500</b> | <b>\$69,147,500</b> | <b>\$69,147,500</b> | <b>\$87,044,500</b> |

*Fringe benefits per employee are approximately 32% of base salary.*

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the Application can be granted solely by this Agency's Board of Directors. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none");
4. **Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

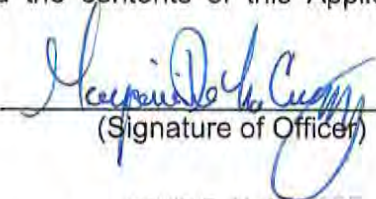
fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

13. The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)a) of the New York Labor Law.


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

Marjorie De La Cruz \_\_\_\_\_, being first duly sworn, deposes and says:

1. That I am the Chief Legal Officer (Corporate Office) of Chobani, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 22nd day of April, 2025.

  
(Notary Public)

KEVIN R. McADIFFE  
Notary Public State of New York  
No. 01MC4602421  
Qualified in Onondaga County  
Commission Expires May 31, 2026

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Please submit the signed and notarized completed application along with payment of a non-refundable \$500 Application Fee and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda.** Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

## PAYMENT IN LIEU OF TAX BENEFIT VALUE CALCULATOR

To be used as guidance to calculate the PILOT Benefit value on Page 9 of application. Rates and assessments are for example only.

| Information on Real Property Proposed For PILOT   |                  |   |
|---|------------------|---|
| Estimated Full Market Value (in thousands)        | \$ 250,000       | Based upon 5 Year Construction Cost Total |
| Muni Equalization Rate % at time of application** | 45.00% (Provide) |   |
| Estimated Assessment in 1,000s                    | \$ 112,500       |   |
|   |                  | Auto calculates                           |

| Tax Rates Per 1k of Assessment at time of application* |             |              | Full Payment | 2026 Estimated | 2027 Estimated | Rate Year | Muni   |
|--|-------------|--------------|--------------|----------------|----------------|-----------|--------|
| Oneida County  | 0.150670978 | \$ 10.069977 | \$ 1,132,872 | \$ 10.271377   | \$ 10.476804   | 2025      | Oneida |
| City or Township**                                     | 0.310498478 | \$ 20.751923 | \$ 2,334,591 | \$ 21.166961   | \$ 21.590301   | 2025      | Rome   |
| Village**  |             | \$ -         | \$ -         |                |                |           |        |
| School District  | 0.538830543 | \$ 36.012318 | \$ 4,051,386 | \$ 36.732564   | \$ 37.467216   | 24-25     | Rome   |
| Total  |             | \$ 66.83     | \$ 7,518,850 | \$ 68.170902   | \$ 69.534320   |           |        |

\*Do not include Special District Tax Rates \*\*Verify equalization rates with jurisdiction for parity with other jurisdictions

Annual rate increase factor of 2% is used in calculator

1.02

| PILOT VALUE CALCULATOR VALUES |           | Full           | 485-b          | Fixed Pyt Amt. | Fixed Pyt Benefit | Annual rate increase factor applied to Fixed Pyt Amt. |
|-------------------------------|-----------|----------------|----------------|----------------|-------------------|---|
| Preconstruction year          |           |                |                |                |                   |   |
| sub 1                         | \$ 68.17  | \$ 90,000      |                | \$ 90,000      | \$ 0              |   |
| 2027 Year 1                   | \$ 70.93  | \$ 7,979,063   | \$ 3,989,532   | \$ 2,000,000   | \$ 5,979,063      | 0%  |
| 2                             | \$ 72.34  | \$ 8,138,645   | \$ 4,476,254   | \$ 2,000,000   | \$ 6,138,645      | 0%  |
| 3                             | \$ 73.79  | \$ 8,301,417   | \$ 4,980,850   | \$ 2,000,000   | \$ 6,301,417      | 0%  |
| 4                             | \$ 75.27  | \$ 8,467,446   | \$ 5,503,840   | \$ 2,000,000   | \$ 6,467,446      | 0%  |
| 5                             | \$ 76.77  | \$ 8,636,795   | \$ 6,045,756   | \$ 2,000,000   | \$ 6,636,795      | 0%  |
| 6                             | \$ 78.31  | \$ 8,809,531   | \$ 6,607,148   | \$ 2,000,000   | \$ 6,809,531      | 0%  |
| 7                             | \$ 79.87  | \$ 8,985,721   | \$ 7,188,577   | \$ 2,000,000   | \$ 6,985,721      | 0%  |
| 8                             | \$ 81.47  | \$ 9,165,436   | \$ 7,790,620   | \$ 2,000,000   | \$ 7,165,436      | 0%  |
| 9                             | \$ 83.10  | \$ 9,348,744   | \$ 8,413,870   | \$ 2,000,000   | \$ 7,348,744      | 0%  |
| 10                            | \$ 84.76  | \$ 9,535,719   | \$ 9,058,933   | \$ 2,000,000   | \$ 7,535,719      | 0%  |
| 11                            | \$ 86.46  | \$ 9,726,434   | \$ 9,726,434   | \$ 2,030,000   | \$ 7,696,434      | 1.5%  |
| 12                            | \$ 88.19  | \$ 9,920,962   | \$ 9,920,962   | \$ 2,060,450   | \$ 7,860,512      | 1.5%  |
| 13                            | \$ 89.95  | \$ 10,119,382  | \$ 10,119,382  | \$ 2,091,357   | \$ 8,028,025      | 1.5%  |
| 14                            | \$ 91.75  | \$ 10,321,769  | \$ 10,321,769  | \$ 2,122,727   | \$ 8,199,042      | 1.5%  |
| 15                            | \$ 93.58  | \$ 10,528,205  | \$ 10,528,205  | \$ 2,154,568   | \$ 8,373,637      | 1.5%  |
| 16                            | \$ 95.46  | \$ 10,738,769  | \$ 10,738,769  | \$ 2,186,887   | \$ 8,551,882      | 1.5%  |
| 17                            | \$ 97.36  | \$ 10,953,544  | \$ 10,953,544  | \$ 2,219,690   | \$ 8,733,854      | 1.5%  |
| 18                            | \$ 99.31  | \$ 11,172,615  | \$ 11,172,615  | \$ 2,252,985   | \$ 8,919,630      | 1.5%  |
| 19                            | \$ 101.30 | \$ 11,396,067  | \$ 11,396,067  | \$ 2,286,780   | \$ 9,109,287      | 1.5%  |
| 20                            | \$ 103.32 | \$ 11,623,989  | \$ 11,623,989  | \$ 2,321,082   | \$ 9,302,907      | 1.5%  |
| 21                            | \$ 105.39 | \$ 11,856,468  | \$ 11,856,468  | \$ 2,355,898   | \$ 9,500,570      | 1.5%  |
| 22                            | \$ 107.50 | \$ 12,093,598  | \$ 12,093,598  | \$ 2,391,236   | \$ 9,702,361      | 1.5%  |
| 23                            | \$ 109.65 | \$ 12,335,470  | \$ 12,335,470  | \$ 2,427,105   | \$ 9,908,365      | 1.5%  |
| 24                            | \$ 111.84 | \$ 12,582,179  | \$ 12,582,179  | \$ 2,463,511   | \$ 10,118,668     | 1.5%  |
| 25                            | \$ 114.08 | \$ 12,833,823  | \$ 12,833,823  | \$ 2,500,464   | \$ 10,333,358     | 1.5%  |
| 26                            | \$ 116.36 | \$ 13,090,499  | \$ 13,090,499  | \$ 2,537,971   | \$ 10,552,528     | 1.5%  |
| 27                            | \$ 118.69 | \$ 13,352,309  | \$ 13,352,309  | \$ 2,576,041   | \$ 10,776,268     | 1.5%  |
| 28                            | \$ 121.06 | \$ 13,619,355  | \$ 13,619,355  | \$ 2,614,681   | \$ 11,004,674     | 1.5%  |
| 29                            | \$ 123.48 | \$ 13,891,742  | \$ 13,891,742  | \$ 2,653,901   | \$ 11,237,841     | 1.5%  |
| 30                            | \$ 125.95 | \$ 14,169,577  | \$ 14,169,577  | \$ 2,693,710   | \$ 11,475,867     | 1.5%  |
| 31                            | \$ 128.47 | \$ 14,452,969  | \$ 14,452,969  | \$ 2,734,116   | \$ 11,718,853     | 1.5%  |
| 32                            | \$ 131.04 | \$ 14,742,028  | \$ 14,742,028  | \$ 2,775,127   | \$ 11,966,901     | 1.5%  |
| 33                            | \$ 133.66 | \$ 15,036,869  | \$ 15,036,869  | \$ 2,816,754   | \$ 12,220,114     | 1.5%  |
| 34                            | \$ 136.33 | \$ 15,337,606  | \$ 15,337,606  | \$ 2,859,006   | \$ 12,478,600     | 1.5%  |
| 35                            | \$ 139.06 | \$ 15,644,358  | \$ 15,644,358  | \$ 2,901,891   | \$ 12,742,467     | 1.5%  |
| 36                            | \$ 141.84 | \$ 15,957,245  | \$ 15,957,245  | \$ 2,945,419   | \$ 13,011,826     | 1.5%  |
| 37                            | \$ 144.68 | \$ 16,276,390  | \$ 16,276,390  | \$ 2,989,600   | \$ 13,286,790     | 1.5%  |
| 38                            | \$ 147.57 | \$ 16,601,918  | \$ 16,601,918  | \$ 3,034,444   | \$ 13,567,474     | 1.5%  |
| 39                            | \$ 150.52 | \$ 16,933,956  | \$ 16,933,956  | \$ 3,079,961   | \$ 13,853,995     | 1.5%  |
| 40                            | \$ 153.53 | \$ 17,272,635  | \$ 17,272,635  | \$ 3,126,160   | \$ 14,146,475     | 1.5%  |
| Total:                        |           | \$ 482,041,245 | \$ 458,638,110 | \$ 96,293,523  | \$ 385,747,722    |   |

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**COST/BENEFIT ANALYSIS**  
**Required by §859-a(3) of the**  
**New York General Municipal Law**

Date: April 24, 2025

Name of Applicant: Chobani LLC

Description of Project: Dairy Processing Plant

Name of All Sublessees or Other Occupants of Facility:

Principals or Parent of Applicant: Hamdi Ulukaya

Products or Services of Applicant to be produced or carried out at facility: Yogurt related products

Estimated Date of Completion of Project:

Type of Financing/ Structure:

|   |                      |
|---|----------------------|
|   | Tax-Exempt Financing |
|   | Taxable Financing    |
| X | Sale/ Leaseback      |
|   | Other                |

Type of Benefits being Sought by Applicant:

|   |   |
|---|---|
|   | Taxable Financing   |
|   | Tax-Exempt Bonds  |
| X | Sales Tax Exemption on Eligible Expenses Until Completion |
|   | Mortgage Recording Tax Abatement                          |
| X | Real Property Tax Abatement                               |

C

**Project Costs**

|  |                            |
|--|----------------------------|
| Land Acquisition                                   | \$ -                       |
| Existing Building(s) ACQUISITION                   | \$ -                       |
| Existing Building(S) RENOVATION                    | \$ -                       |
| NEW Building(s) CONSTRUCTION                       | \$ 540,000,000.00          |
| Installation Costs                                 | \$ -                       |
| Site Preparation/Parking Lot Construction          | \$ 45,000,000.00           |
| Machinery & Equipment (other than furniture)       | \$ 585,000,000.00          |
| Furniture & Fixtures                               | \$ 15,000,000.00           |
| Architectural & Engineering                        | \$ 25,000,000.00           |
| Legal Fees (applicant, IDA, bank, other counsel)   | \$ 1,000,000.00            |
| Financial (all costs related to project financing) | \$ -                       |
| Permits  | \$ 1,000,000.00            |
| Other  | \$ -                       |
| Agency Fee   | \$ 3,092,500.00            |
| <b>TOTAL COST OF PROJECT</b>                       | <b>\$ 1,215,092,500.00</b> |

**Assistance Provided by the Following:**

|  |      |
|--|------|
| EDGE Loan:                                     |      |
| MVEDD Loan:                                    |      |
| Grants - Please indicate source & Amount:      | \$ - |
| Other Loans - Please indicate source & Amount: |      |

**Company Information**

Existing Jobs  
Created Jobs FTE (over three years)  
Retained Jobs

|      |
|------|
| 0    |
| 1070 |
| 0    |

**Average Salary of these Positions**

|           |
|-----------|
|           |
| \$ 89,900 |
|           |

**Earnings Information for Oneida County**

Average Salary of Direct Jobs for Applicant  
Average of County Indirect Jobs  
Average of Construction Jobs

|           |
|-----------|
| \$ 89,900 |
| \$ 25,000 |
| \$ 85,000 |

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment  
Construction Person Years of Employment:

|      |
|------|
| 1500 |
|------|

**Calculation of Benefits (3 Year Period)**

|   |              | Total Earnings        | Revenues             |
|---|--------------|-----------------------|----------------------|
| Direct Jobs   | Created      | \$ 288,579,000        | \$ 12,264,608        |
|   | Existing     | \$ -                  | \$ -                 |
|   |              |                       |                      |
| Indirect Jobs                                       | Created      | \$ 200,625,000        | \$ 8,526,563         |
|   | Existing     | \$ -                  | \$ -                 |
|   |              |                       |                      |
| Construction - only one year                        | Person Years | \$ 127,500,000        | \$ 5,418,750         |
|   |              |                       |                      |
| <b>TOTALS Calculation of Benefits (3 Yr Period)</b> |              | <b>\$ 616,704,000</b> | <b>\$ 26,209,920</b> |

**TAXABLE GOODS & SERVICES**

|  |              | Spending Rate | Expenditures          | State & Local Sales Tax Revenues |
|--|--------------|---------------|-----------------------|----------------------------------|
| Direct Jobs                                      | Created      | 36%           | \$ 103,888,440        | \$ 10,129,123                    |
|  | Existing     | 0.36          | \$ -                  | \$ -                             |
| Indirect Jobs                                    | Created      | 0.36          | \$ 72,225,000         | \$ 7,041,938                     |
|  | Existing     | 0.36          | \$ -                  | \$ -                             |
| Construction - only one year                     | Person Years | 0.36          | \$ 45,900,000         | \$ 4,475,250                     |
| <b><u>TOTAL TAXABLE GOODS &amp; SERVICES</u></b> |              |               | <b>\$ 222,013,440</b> | <b>\$ 21,646,310</b>             |

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

Tax Rate for School District where facility is located:

Tax Rate for Municipality where facility is located:

Tax Rate for County:

Total Rate:

Real Property Taxes Paid: **\$ 4,990,922**

|           |
|-----------|
| 37.772412 |
| 20.751923 |
| 10.069977 |
| 68.594312 |

**Municipality**

|        |       |
|--------|-------|
| Rome   | 24-25 |
| Rome   | 2025  |
| Oneida | 2025  |

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement

Mortgage Tax Abated (.75%)

Estimated Sales Tax Abated During Construction Period (8.75%)

Total:

|                |
|----------------|
| \$ 385,747,722 |
| \$ -           |
| \$ 51,625,000  |
| \$ 437,372,722 |

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

**Inducement Resolution  
Chobani, LLC Facility**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING CHOBANI, LLC, THE PRINCIPALS OF CHOBANI, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT, AUTHORIZING A PUBLIC HEARING, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, Chobani, LLC, on behalf of itself and/or the principals of Chobani, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a two-phase project, the first phase of which consists of the construction of a 1,418,000± square foot food processing building, which includes a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of two parcels of land situate at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"); and

WHEREAS, the County of Oneida (the "County") owns the Land and will lease the Land to the Company pursuant to a Lease Agreement (the "Ground Lease"); and

WHEREAS, the Company will lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement"); and

WHEREAS, the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the “Leaseback Agreement”); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, by resolution adopted on May 2, 2025 (the “Preliminary Inducement Resolution”) the Agency contemplated that it will provide financial assistance to the Company in connection with the Project in the form of exemptions from sales and use taxes during the construction period and reduction in real property taxes that provides the Company will make the following payments-in-lieu-of-taxes:

(a) During the construction period: fixed annual payments of \$90,000.00 (“Construction PILOT Payments”); and

(b) Following the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40 (“Permanent PILOT Payments” and together with the Construction PILOT Payments, the “PILOT Payments”)

(collectively, the “Financial Assistance”); and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

- Sales and use tax exemption not to exceed \$51,625,000
- Exemptions from real property taxes valued at approximately \$385,754,962

WHEREAS, it is the intention of the parties that the Permanent PILOT Payments begin following the issuance of a Certificate of Occupancy; attached hereto as **Exhibit A** is an illustration of the proposed PILOT Payments assuming a Certificate of Occupancy will be issued on or about December 31, 2026 and may be amended based on the actual completion date; and

WHEREAS, the County has agreed to undertake certain significant site work in support of the Project (the “County Site Improvements”); and

WHEREAS, to offset the costs of the County Site Improvements, PILOT Payments will be allocated among the County, the City of Rome and the Rome City School District (collectively, the “Affected Tax Jurisdictions”) pursuant to the terms of an

Agreement Allocating PILOT Payments among the Agency, the Company and the Affected Tax Jurisdictions (the “PILOT Allocation Agreement”); and

WHEREAS, the Affected Tax Jurisdictions propose to allocate the PILOT Payments as more particularly described on **Exhibit B**; and

WHEREAS, the Company has committed to create 1,070 FTEs at the Facility by December 31, 2031 as a result of undertaking the Project, to be achieved on the following schedule:

|                   |       |
|-------------------|-------|
| December 31, 2027 | 300   |
| December 31, 2028 | 550   |
| December 31, 2029 | 850   |
| December 31, 2030 | 850   |
| December 31, 2031 | 1,070 |

(the “Employment Obligation”), and the Agency will condition the proposed Financial Assistance on the Company achieving the same or else be subject to recapture or termination of Financial Assistance relating to the Project; and

WHEREAS, prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, a public hearing (the “Hearing”) will be held so that all persons with views in favor of or opposed to either the Financial Assistance contemplated by the Agency, the Allocation of PILOT Payments, or the location or nature of the Facility, can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, and such notice (together with proof of publication) will be substantially in the form annexed hereto as **Exhibit C**; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as **Exhibit D**; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed lease-leaseback transaction is either an inducement to the Company to maintain and expand the Facility in the State or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the proposed PILOT Payments are a deviation from the Agency’s Uniform Tax Exemption Policy (the “Policy”); and

WHEREAS, the Agency is contemplating deviating from its Policy for the reasons described in **Exhibit E** attached hereto;

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “SEQR Act” or “SEQRA”), the Agency constitutes a “State Agency”; and

WHEREAS, the Agency made a determination with respect to SEQRA on today’s date.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

- Section 1.
- (a) The Project constitutes a “project” within the meaning of the Act.
  - (b) The Project and the Agency’s Financial Assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act and the same is, therefore, approved.
  - (c) It is desirable and in the public interest for the Agency to enter into a lease-leaseback transaction for the purpose of providing financial assistance for the Project, as reflected in the Company’s application to the Agency as may be amended from time to time prior to the closing of the lease-leaseback transaction.
  - (d) The Project is reasonably necessary to discourage the Company from locating the Project out of State and/or to preserve the Company’s competitive position in its industry.
  - (e) The Agency hereby affirms and determines that the requirements of the SEQR Act and Regulations thereunder have been met.

Section 2. The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and between the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to the closing of the lease-leaseback transaction, and the completion of the Facility (the “Agreement”) is hereby approved. The Chairman of the Agency is

hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.

Section 3.

The Agency shall assist the Company in the Project and will provide the Financial Assistance with respect thereto subject to (i) obtaining all necessary governmental approvals, (ii) approval of the members of the Company, (iii) approval of the members of the Agency, (iv) agreement by the Agency and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (v) agreement by the Company, the Agency and the Affected Tax Jurisdictions upon mutually acceptable terms and conditions for the PILOT Allocation Agreement; (vi) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein set forth to enter into the lease-leaseback transaction and (vii) payment by the Company of the Agency's transaction fee and the fees and disbursements of transaction counsel, more particularly described in the Inducement Agreement.

Section 4.

The Company is herewith and hereby appointed the agent of the Agency to construct, equip and complete the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to the agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to construct, equip and complete the Facility. The terms and conditions for the appointment of the Company as agent of the Agency for the purposes described in this resolution are set forth in the form of the attached letter addressed to the Company, marked as **Exhibit E** to this resolution. The form of such letter is incorporated herein by reference and is approved and adopted by the Agency, and the Chairman or Executive Director of the Agency or any other duly authorized official of the Agency are authorized to execute and deliver such letter to the Company upon satisfaction of the conditions described in Section 3 or, at the Agency's sole discretion, on such other earlier date as may be permitted by the Act. The Agency hereby appoints the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for

purposes of making sales or leases of goods, services, and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency shall be deemed to be on behalf of the Agency and for the benefit of the Facility. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the Company, the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency.

Section 5. The Agency is hereby directed to schedule the Hearing, so that the Agency may receive comments from all interested parties on the proposed Financial Assistance and the terms of the proposed PILOT Allocation Agreement.

Section 6. The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the lease-leaseback transaction.

Section 7. Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the lease-leaseback transaction.

Section 8. The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company, (ii) to distribute copies of this resolution by electronic mail, read receipt requested, to the Oneida County Executive, the City of Rome Mayor, the Rome City School District Superintendent and the Rome City School District Clerk of the Board of Education; and (iii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 9. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the "Agency"), with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on May 23, 2025 at eight a.m., local time, at Rome, New York which the following members were:

**Members Present:**

**EDGE Staff Present:**

**Others Present:**

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Agreement and the Application are in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time and location for the meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Shawna Papale, Secretary

## EXHIBIT A

### PILOT Payments

It is the intention of the parties that the Permanent PILOT Payments begin following the issuance of a Certificate of Occupancy; the below illustration assumes a Certificate of Occupancy will be issued on or about December 31, 2026 and may be amended based on the actual completion date

| Exemption Year    | County/City Taxes       | School Taxes            | Fixed Payment |
|-------------------|-------------------------|-------------------------|---------------|
| Construction Year | 01/01/2026 – 12/31/2026 | 07/01/2027 – 06/30/2028 | \$ 90,000     |
| Year One          | 01/01/2027 – 12/31/2027 | 07/01/2028 – 06/30/2029 | \$2,000,000   |
| Year Two          | 01/01/2028 – 12/31/2028 | 07/01/2029 – 06/30/2030 | \$2,000,000   |
| Year Three        | 01/01/2029 – 12/31/2029 | 07/01/2030 – 06/30/2031 | \$2,000,000   |
| Year Four         | 01/01/2030 – 12/31/2030 | 07/01/2031 – 06/30/2032 | \$2,000,000   |
| Year Five         | 01/01/2031 – 12/31/2031 | 07/01/2032 – 06/30/2033 | \$2,000,000   |
| Year Six          | 01/01/2032 – 12/31/2032 | 07/01/2033 – 06/30/2034 | \$2,000,000   |
| Year Seven        | 01/01/2033 – 12/31/2033 | 07/01/2034 – 06/30/2035 | \$2,000,000   |
| Year Eight        | 01/01/2034 – 12/31/2034 | 07/01/2035 – 06/30/2036 | \$2,000,000   |
| Year Nine         | 01/01/2035 – 12/31/2035 | 07/01/2036 – 06/30/2037 | \$2,000,000   |
| Year Ten          | 01/01/2036 – 12/31/2036 | 07/01/2037 – 06/30/2038 | \$2,000,000   |
| Year Eleven       | 01/01/2037 – 12/31/2037 | 07/01/2038 – 06/30/2039 | \$2,030,000   |
| Year Twelve       | 01/01/2038 – 12/31/2038 | 07/01/2039 – 06/30/2040 | \$2,060,450   |
| Year Thirteen     | 01/01/2039 – 12/31/2039 | 07/01/2040 – 06/30/2041 | \$2,091,357   |
| Year Fourteen     | 01/01/2040 – 12/31/2040 | 07/01/2041 – 06/30/2042 | \$2,122,727   |
| Year Fifteen      | 01/01/2041 – 12/31/2041 | 07/01/2042 – 06/30/2043 | \$2,154,568   |
| Year Sixteen      | 01/01/2042 – 12/31/2042 | 07/01/2043 – 06/30/2044 | \$2,186,887   |
| Year Seventeen    | 01/01/2043 – 12/31/2043 | 07/01/2044 – 06/30/2045 | \$2,219,690   |
| Year Eighteen     | 01/01/2044 – 12/31/2044 | 07/01/2045 – 06/30/2046 | \$2,252,985   |

|                   |                         |                         |                        |
|-------------------|-------------------------|-------------------------|------------------------|
| Year Nineteen     | 01/01/2045 – 12/31/2045 | 07/01/2046 – 06/30/2047 | \$2,286,780            |
| Year Twenty       | 01/01/2046 – 12/31/2046 | 07/01/2047 – 06/30/2048 | \$2,321,082            |
| Year Twenty-One   | 01/01/2047 – 12/31/2047 | 07/01/2048 – 06/30/2049 | \$2,355,898            |
| Year Twenty-Two   | 01/01/2048 – 12/31/2048 | 07/01/2049 – 06/30/2050 | \$2,391,236            |
| Year Twenty-Three | 01/01/2049 – 12/31/2049 | 07/01/2050 – 06/30/2051 | \$2,427,105            |
| Year Twenty-Four  | 01/01/2050 – 12/31/2050 | 07/01/2051 – 06/30/2052 | \$2,463,511            |
| Year Twenty-Five  | 01/01/2051 – 12/31/2051 | 07/01/2052 – 06/30/2053 | \$2,500,464            |
| Year Twenty-Six   | 01/01/2052 – 12/31/2052 | 07/01/2053 – 06/30/2054 | \$2,537,971            |
| Year Twenty-Seven | 01/01/2053 – 12/31/2053 | 07/01/2054 – 06/30/2055 | \$2,576,041            |
| Year Twenty-Eight | 01/01/2054 – 12/31/2054 | 07/01/2055 – 06/30/2056 | \$2,614,681            |
| Year Twenty-Nine  | 01/01/2055 – 12/31/2055 | 07/01/2056 – 06/30/2057 | \$2,653,901            |
| Year Thirty       | 01/01/2056 – 12/31/2056 | 07/01/2057 – 06/30/2058 | \$2,693,710            |
| Year Thirty-One   | 01/01/2057 – 12/31/2057 | 07/01/2058 – 06/30/2059 | \$2,734,116            |
| Year Thirty-Two   | 01/01/2058 – 12/31/2058 | 07/01/2059 – 06/30/2060 | \$2,775,127            |
| Year Thirty-Three | 01/01/2059 – 12/31/2059 | 07/01/2060 – 06/30/2061 | \$2,816,754            |
| Year Thirty-Four  | 01/01/2060 – 12/31/2060 | 07/01/2061 – 06/30/2062 | \$2,859,006            |
| Year Thirty-Five  | 01/01/2061 – 12/31/2061 | 07/01/2062 – 06/30/2063 | \$2,901,891            |
| Year Thirty-Six   | 01/01/2062 – 12/31/2062 | 07/01/2063 – 06/30/2064 | \$2,945,419            |
| Year Thirty-Seven | 01/01/2063 – 12/31/2063 | 07/01/2064 – 06/30/2065 | \$2,989,600            |
| Year Thirty-Eight | 01/01/2064 – 12/31/2064 | 07/01/2065 – 06/30/2066 | \$3,034,444            |
| Year Thirty-Nine  | 01/01/2065 – 12/31/2065 | 07/01/2066 – 06/30/2067 | \$3,079,961            |
| Year Forty        | 01/01/2066 – 12/31/2066 | 07/01/2067 – 06/30/2068 | \$3,126,160            |
| <b>Total</b>      |                         |                         | <b>\$96,403,522.00</b> |

## **EXHIBIT B**

### **Proposed PILOT Allocation**

#### **County Triangle Investment**

County Funding – \$6,526,576.79

County ARPA – \$914,500.00

FAST NY #1 Match – \$2,691,000.00

FAST NY #2 Match – \$4,696,800.00

**Total County Investment – \$14,828,876.80**

#### *Allocation Per Year during Construction Period \**

| <b>Taxing Jurisdiction</b> | <b>Present Breakdown</b> | <b>Proposed Share %</b> | <b>Proposed Share \$</b> |
|----------------------------|--------------------------|-------------------------|--------------------------|
| School                     | 54%                      | 20%                     | \$18,000                 |
| City                       | 31%                      | 35%                     | \$31,500                 |
| County                     | 15%                      | 45%                     | \$40,500                 |

\*Based on fixed annual payment of \$90,000.

#### *Allocation Per Year in Years 1-5\**

| <b>Taxing Jurisdiction</b> | <b>Present Breakdown</b> | <b>Proposed Share %</b> | <b>Proposed Share \$</b> |
|----------------------------|--------------------------|-------------------------|--------------------------|
| School                     | 54%                      | 20%                     | \$400,000                |
| City                       | 31%                      | 35%                     | \$700,000                |
| County                     | 15%                      | 45%                     | \$900,000                |

\*Based on fixed annual payment of \$2,000,000.

#### *Allocation Per Year in Years 6-10\**

| <b>Taxing Jurisdiction</b> | <b>Present Breakdown</b> | <b>Proposed Share %</b> | <b>Proposed Share \$</b> |
|----------------------------|--------------------------|-------------------------|--------------------------|
| School                     | 54%                      | 22.5%                   | \$450,000                |
| City                       | 31%                      | 37.5%                   | \$750,000                |
| County                     | 15%                      | 40%                     | \$800,000                |

\*Based on fixed annual payment of \$2,000,000.

*Allocation Per Year in Years 11-40\*\**

| <b>Taxing Jurisdiction</b> | <b>Present Breakdown</b> | <b>Proposed Share %</b> | <b>Proposed Share \$</b> |
|----------------------------|--------------------------|-------------------------|--------------------------|
| School                     | 54%                      | 33.3%                   | **                       |
| City                       | 31%                      | 33.3%                   | **                       |
| County                     | 15%                      | 33.3%                   | **                       |

\*\*Based on the following fixed payment amounts (1.5% increase per year):

|         |              |
|---------|--------------|
| Year 11 | \$ 2,030,000 |
| Year 12 | \$ 2,060,450 |
| Year 13 | \$ 2,091,357 |
| Year 14 | \$ 2,122,727 |
| Year 15 | \$ 2,154,568 |
| Year 16 | \$ 2,186,887 |
| Year 17 | \$ 2,219,690 |
| Year 18 | \$ 2,252,985 |
| Year 19 | \$ 2,286,780 |
| Year 20 | \$ 2,321,082 |
| Year 21 | \$ 2,355,898 |
| Year 22 | \$ 2,391,236 |
| Year 23 | \$ 2,427,105 |
| Year 24 | \$ 2,463,511 |
| Year 25 | \$ 2,500,464 |
| Year 26 | \$ 2,537,971 |
| Year 27 | \$ 2,576,041 |
| Year 28 | \$ 2,614,681 |
| Year 29 | \$ 2,653,901 |
| Year 30 | \$ 2,693,710 |
| Year 31 | \$ 2,734,116 |
| Year 32 | \$ 2,775,127 |
| Year 33 | \$ 2,816,754 |
| Year 34 | \$ 2,859,006 |
| Year 35 | \$ 2,901,891 |
| Year 36 | \$ 2,945,419 |
| Year 37 | \$ 2,989,600 |
| Year 38 | \$ 3,034,444 |
| Year 39 | \$ 3,079,961 |
| Year 40 | \$ 3,126,160 |

## **EXHIBIT C**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the \_\_\_\_\_ day of June 2025 at \_\_\_\_\_ a.m., local time, at 584 Phoenix Drive, City of Rome, Oneida County, New York in connection with the following matters:

Chobani, LLC, on behalf of itself and/or the principals of Chobani, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a two-phase project, the first phase of which consists of the construction of a 1,418,000± square foot food processing building, which includes a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of two parcels of land situate at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Land from the County of Oneida and will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance to the Company in the form of exemptions from sales and use taxes during the construction period and reduction of real property taxes that provides the Company will make payments-in-lieu-of-taxes as follows: (a) during the construction period: fixed annual payments of \$90,000 ("Construction PILOT Payments"); and (b) following the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40 ("Permanent PILOT Payments" and together with the Construction PILOT Payments, the "PILOT Payments") (collectively, the "Financial Assistance"), which PILOT Payments are a deviation from the Agency's Uniform Tax Exemption Policy and will be allocated among the County, the City of Rome and the Rome City School District pursuant to the terms of an Agreement Allocating PILOT Payments, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency's website.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: May \_\_, 2025

By: /s/ Shawna M. Papale, Executive Director

## EXHIBIT C

### MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency  
2025 Real Estate Lease  
Chobani, LLC Facility

1. Tim Fitzgerald, representing the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at \_\_\_\_ a.m.
2. Mr. Fitzgerald being the Assistant Secretary of the Agency recorded the minutes of the hearing.
3. Mr. Fitzgerald then described the proposed project and related financial assistance as follows:

Chobani, LLC, on behalf of itself and/or the principals of Chobani, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a two-phase project, the first phase of which consists of the construction of a 1,418,000± square foot food processing building, which includes a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of two parcels of land situate at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Land from the County of Oneida and will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance to the Company in the form of exemptions from sales and use taxes during the construction period and reduction of real property taxes that provides the Company

will make payments-in-lieu-of-taxes as follows: (a) during the construction period: fixed annual payments of \$90,000 ("Construction PILOT Payments"); and (b) following the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40 ("Permanent PILOT Payments" and together with the Construction PILOT Payments, the "PILOT Payments") (collectively, the "Financial Assistance"), which PILOT Payments are a deviation from the Agency's Uniform Tax Exemption Policy and will be allocated among the County, the City of Rome and the Rome City School District pursuant to the terms of an Agreement Allocating PILOT Payments, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

4. Mr. Fitzgerald then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
5. Mr. Fitzgerald then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_ a.m.

---

Tim Fitzgerald, Assistant Secretary

STATE OF NEW YORK       )  
                                      : SS.:  
COUNTY OF ONEIDA       )

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Oneida County Industrial Development Agency (the "Agency") on June \_\_, 2025 at \_\_\_\_\_ a.m. local time, at 584 Phoenix Drive, Rome, New York 13441, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

I FURTHER CERTIFY that (i) the hearing was open for the public to attend and public notice of the date, time and location for said hearing was duly given, (ii) the hearing in all respects was duly held, and (iii) members of the public had an opportunity to be heard.

IN WITNESS WHEREOF, I have hereunto set my hand as of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Secretary

## EXHIBIT D

### Deviation Reasons

1. **The nature of the Company and the Facility:** The Company is a major manufacturer of dairy products that wishes to expand its presence in New York State, and the Agency wishes to support this industry. The Project is to be located on land owned by Oneida County, and the County is marketing the site for a project of this type. New York State has endorsed this site with the FAST NY designation, indicating the site has been identified as a priority for development.
2. **The economic condition of the area:** The Facility located in an area that has been designated an economic development zone (Empire Zone) pursuant to Article 18-B of the General Municipal Law, and is therefore located in a "highly distressed area" (as defined in Section 854(18) of the New York General Municipal Law). Redevelopment of the former Griffiss AFB is a priority for state and local government officials.
3. **The extent to which financial assistance for the Facility will create or retain permanent, private sector jobs:** The Company has committed to creating 1,000 full time equivalent positions as a result of the Project. The Project will also create 1,500 construction jobs.
4. **The estimated value of tax exemptions to be provided:** The Company has represented a predictable PILOT Payment is necessary to ensure the success of the Project.
5. **Impact of the proposed tax exemptions on affected tax jurisdictions:** The Land is owned by Oneida County and is currently tax exempt. The PILOT Payments will generate significant revenue for the affected tax jurisdictions where no revenue is currently being generated.
6. **Impact on existing and proposed businesses and economic development projects in the vicinity:** The Company has demonstrated a history of strong support of the communities in which it operates. The Project is expected to attract new businesses and investment to the Griffiss Business Park and will also help existing businesses to grow and prosper. The Company is committed to purchasing goods from local sources, and the Project will provide significant support to the local agriculture industry. The Project is also expected to stimulate demand within the local housing market.
7. **The amount of private sector investment generated or likely to be generated:** The Company will invest \$1.2 billion into the Project.

8. **The extent to which additional sources of revenue for municipalities and school districts will be created:** The Land is not currently generating any tax revenue. The Project will generate additional tax revenues and/or PILOT payments.
9. **The extent to which redevelopment will provide a benefit (economic or otherwise) not otherwise available within the municipality:** The Project will not only provide economic benefits, it will also enhance the development of the Griffiss Business and Technology Park. The Project, once completed, will be the largest dairy manufacturing plant in the history of our country. A Project of this magnitude has the potential to transform the City of Rome and Oneida County.

DRAFT

## EXHIBIT E

[To be printed on IDA letterhead and delivered to the Company when appropriate]

\_\_\_\_\_, 2025

Chobani, LLC  
669 County Road 25  
New Berlin NY 13411

RE: *Oneida County Industrial Development Agency Lease-Leaseback Transaction  
(Chobani, LLC Facility)*

Ladies and Gentlemen:

Pursuant to a resolution duly adopted on May 23, 2025, the Agency appointed Chobani, LLC (the "Company") its agent in connection with a transaction in which the Agency will assist with a two-phase project, the first phase of which consists of the construction of a 1,418,000± square foot food processing building, which includes a 15,600± square foot wastewater treatment plant, a 68,000± square foot blow molding building, a 117,000± square foot wet receiving and physical plant, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of two parcels of land situate at Perimeter Road and Perimeter Road West totaling 146± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project").

This appointment includes authority to purchase on behalf of the Agency all materials to be incorporated into and made an integral part of the Facility, and the following activities as they relate to any construction, equipping and completion of any buildings, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with construction and equipping (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and

description used in connection with construction and equipping and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs), installed or placed in, upon or under such building, including all repairs and replacements of such property.

The Agency will appoint the Company as its only direct agent for the Project. The agency appointment includes the power of the Company to delegate such agency appointment, in whole or in part, to agents, subagents, contractors, subcontractors, materialmen, suppliers and vendors of the Company and to such other parties as the Company chooses so long as they are engaged, directly or indirectly, in the activities hereinbefore described. Please advise the Executive Director of the Agency if you wish to appoint a contractor or other subagent, and the Agency will issue an ST-60 to that party.

In exercising this agency appointment, you and each of your properly appointed agents and subagents must claim the sales tax exemption for all purchases by giving your vendors New York State Form ST-123. The supplier or vendor should identify the Facility on each bill or invoice as the “**Chobani, LLC Facility**” and indicate thereon that the Company, its agents, subagents, contractors and subcontractors acted as agent for the Agency in making the purchase.

You and each of your agents, subagents, contractors and/or subcontractors claiming a sales tax exemption in connection with the Facility must complete a New York State Department of Taxation and Finance Form ST-60. Original copies of each completed Form ST-60 must be delivered to the Agency within five (5) days of the appointment of each of your agents, subagents, contractors or subcontractors. Any agent, subagent, contractor or subcontractors of the Company which delivers completed Form ST-60 to the Agency will be deemed to be the agent, subagent, contractor or subcontractor of the Agency for purposes of constructing and equipping the Facility, and shall only then be authorized to use Form ST-123 as described above. Failure to comply with these requirements may result in loss of sales tax exemptions for the Facility.

It is important to note that contractors and subcontractors who have not been appointed subagent cannot use the sales tax exemption for equipment rental, tools, supplies and other items that do not become part of the finished project. Contractors and subcontractors must be appointed as agent or sub-agent of the Agency to use the Agency sales tax exemption for these purchases. Contractors and subcontractors who have not been appointed a subagent and are making purchases that would otherwise be exempt outside of the Agency’s interest in the Facility must claim the sales tax exemption for renovation materials by giving their vendors a completed “Contractor Exempt Purchase Certificate” (Form ST-120.1) checking box (a).

The aforesaid appointment of the Company as agent of the Agency to construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, or (b) May 23, 2026, provided, however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time, and further provided that the Agency shall not unreasonably withhold its consent to the extension of such appointment.

The value of the sales tax to be abated relating to the construction and equipping of the Facility currently authorized by the Agency is not to exceed \$51,625,000. The Agency is required by law to recapture any New York State sales tax exemptions claimed by the

Company that exceed (a) \$100,000.00 for purchases made between the date of inducement and the date of the public hearing and (b) \$51,625,000 for purchases made relating to the Project in the aggregate.

You should be aware that the New York State General Municipal Law requires you to file an Annual Statement (Form ST-340) with the New York State Department of Taxation and Finance regarding the value of sales tax exemptions you, your agents, consultants or subcontractors have claimed pursuant to the authority we have conferred on you with respect to the Project. We are providing a form of a worksheet for you to track all exempt purchases made in completing the Project, using Forms ST-123 or Form ST-120.1. Please provide the Agency with a copy of Form ST-340 along with your annual report to the Agency and this worksheet. The penalty for failure to file such statement, or to provide a copy to the Agency, is the removal of your authority to act as an agent.

If, for some reason, this transaction never closes, you will be liable for payment of the sales tax, if applicable and you are not otherwise exempt, on all materials purchased.

Please sign and return a copy of this letter for our files. The Agency will issue and deliver Form ST-60 to you upon receipt of this signed agency appointment letter. The Agency reserves the right to issue a revised agency appointment letter with respect to the process for utilizing and reporting exemptions hereunder.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Name:  
Title:

ACCEPTED & AGREED:

CHOBANI, LLC

By: \_\_\_\_\_  
Name:  
Title:



# MEMO

**To:** Oneida County Industrial Development Agency

**From:** Nicholas Bruno, GLDC Secretary

**CC:** Shawna Papale, Tim Fitzgerald, and Laura Roberto

**Date:** May 16, 2025

**Re:** Approval of Option Agreement for Building 212 Property

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Oneida County IDA (OCIDA) is the fee owner and lessor of the Building 212 Property (also more familiarly referred to as “*The Parachute Shop*”) at the Griffiss Business & Technology Park, with Griffiss Local Development Corporation (GLDC) serving as the lessee and beneficial owner. The property consists of 4.72± acres located on the southerly side of Hangar Road with a 13,980± sq. ft. structure on the site (Building 212).

GLDC wishes to grant an option to Bonacio Construction, Inc. for the potential sale of the Building 212 Property. This memorandum requests that OCIDA execute the Option Agreement in its capacity as the fee owner. It also requests that OCIDA authorize the release of the Building 212 Property from the GLDC Lease agreement and allow for conveyance to Bonacio Construction, Inc., should they exercise the option.

The Option Agreement grants Bonacio a 12-month option period to evaluate the feasibility of developing a 60,000± square foot multi-story office facility on the site for a leading financial services company. GLDC must substantially complete the demolition of the existing Building 212 before Bonacio is permitted to exercise the option. Bonacio has not yet signed this option agreement, and there is a possibility that the term of the option may change, but the remaining substantive contract language is largely agreed upon. The proposed terms of the option and purchase are subject to review by counsel.

**Resolution – Option Agreement, Partial  
Release of Lease and Conveyance  
Griffiss Local Development Corporation to  
Bonacio Construction, Inc.**

Date: May 23, 2025

At a meeting of the Oneida County Industrial Development Agency (the “Agency”) held at 584 Phoenix Drive, Rome, New York 13441 on May 23, 2025, the following members of the Agency were:

**Members Present:**

**EDGE Staff Present:**

**Other Attendees:**

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the authorization of an Option Agreement and the release and conveyance of certain lands from Griffiss Local Development Corporation Facilities at Griffiss Business and Technology Park (Building 212).

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE AN OPTION AGREEMENT, PARTIAL RELEASE OF LEASE, DEED, AND RELATED DOCUMENTS WITH RESPECT TO CONVEYING TO BONACIO CONSTRUCTION, INC. THE BUILDING 212 PROPERTY LOCATED IN THE GRIFFISS BUSINESS AND TECHNOLOGY PARK, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the United States of America acting by the through the Secretary of the Air Force conveyed various parcels of land to Oneida County Industrial Development Agency (the "Agency") all in furtherance of the redevelopment of the former Griffiss Air Force Base; and

WHEREAS, the Agency the fee owner and lessor, and Griffiss Local Development Corporation ("GLDC") is the lessee and beneficial owner, of that certain 4.72± acre property located on the southerly side of Hangar Road in the Griffiss Business & Technology Park, Rome, Oneida County, New York (the "Land"), the 13,980 ± sq. ft. building ("Building 212"), and the other improvements (the "Other Improvements") situate thereon (the Land, Building 212 and the Other Improvements are hereinafter collectively referred to as the "Building 212 Property"); and

WHEREAS, the Agency leases the Building 212 Property to GLDC pursuant to a Lease Agreement dated as of June 1, 2023 (the "Master GLDC Lease") under which the Agency assists GLDC with the development of the Griffiss Business and Technology Park, City of Rome, Oneida County, New York; and

WHEREAS, GLDC now wishes to grant to Bonacio Construction, Inc. (the "Company") the exclusive option to purchase the Building 212 Property (the "Option") upon and subject to the terms and conditions set forth in an Option Agreement (the "Option Agreement"); and

WHEREAS, GLDC is now requesting the Agency execute the Option Agreement in its capacity as fee owner, and authorize the release of the Building 212 Property from the Master GLDC Lease for conveyance to the Company, should the Company exercise the Option; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby consents to GLDC granting the Option to the Company and authorizes the release of the Building 212 Property from the Master GLDC Lease and conveyance to the Company, should the Company exercise the Option, on the condition that any easements the Agency previously granted through the Building 212 Property will carry forward with the release and conveyance.

Section 2. In consequence of the foregoing, the Agency hereby determines to execute the Option Agreement and, if the Option is exercised by the Company: (i) release the Building 212 Property from the Master GLDC Lease, (ii) execute, deliver and perform a Partial Release of Lease Agreement, (iii) convey the Building 212 Property to GLDC (together with all related easements) pursuant to a Bargain and Sale Deed for its further conveyance to the Company, and (iv) execute, deliver and perform the Bargain and Sale Deed.

Section 3. The Agency is hereby authorized to execute the Option Agreement and, upon the Company exercising the Option, release and convey the Building 212 Property and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Option Agreement, the Partial Release of Lease Agreement and the Bargain and Sale Deed (each in substantially the forms customary to the Agency and subject to counsel review) are hereby approved.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Option Agreement, the Partial Release of Lease Agreement and the Bargain and Sale Deed, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be

necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

DRAFT

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on the 23rd day of May 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Option Agreement, the Partial Release of Lease Agreement and the Bargain and Sale Deed contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of this \_\_\_\_ day of May 2025.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Shawna M. Papale, Secretary

## **TERMS OF FINANCIAL ASSISTANCE**

### **Board Summary – May 2, 2025**

Company: **126 Business Park Holdings LLC**

Description of Project: Purchase of **126 Business Park Drive, Utica, from 126 Business Park LLC. Interior improvements and furniture/fixture purchases.**

Project Cost: **\$ 4,976,509**

**126 Business Park Holdings LLC** is a real estate holding firm that is proposing to purchase and renovate the existing office building at 126 Business Park Drive, Utica, from the existing owner 126 Business Park LLC. The renovation of this building will retain tenant Tidal Basin and its 46 employees, and bring in new tenant BPAs and its 78 existing employees. The project will also result in 11 new employees being hired at BPAs. Both of these firms are within the finance and insurance industry. Although BPAs currently has offices elsewhere in Oneida County, they have informed the prospective new owner that they are in need of new office space, and that without quality space at a reasonable price, they will consolidate their Utica operations into Syracuse. Furthermore, Tidal Basin has stated that without securing a cost-effective lease rate at 126 Business Park Drive, they would likely consolidate its Utica operation into its headquarters in Alexandria, VA. The proposed benefit is critical to retaining 124 jobs in Oneida County.

Type of Facility: **Financial Back Office**

### **Request for Financial Assistance**

PILOT Value estimated at **\$ 635,386.99**

The property already benefits from a PILOT agreement, and the existing project is in Year 5 of its 10-year PILOT schedule. The proposed project will result in a new 10-year PILOT following the Agency's standard industrial PILOT schedule. While this will result in a totally new project for State reporting purposes, the net new PILOT value being offered, compared to the benefits in place under the existing PILOT, is estimated at \$358,986.66.

Mortgage recording tax exemption valued at **\$ 34,125**

Sales tax exemption valued at **\$ 13,125**

Affected Tax Jurisdictions: **County of Oneida; City of Utica; Utica City School District,**

### **Obligations for Financial Assistance**

Current FTEs to be retained at the Facility: 124

FTEs to be created at the Facility: 11



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# APPLICATION FOR FINANCIAL ASSISTANCE

**Oneida County Industrial Development Agency**

584 Phoenix Drive

Rome, New York 13441-1405

(315) 338-0393 telephone

(315) 338-5694 fax

<https://www.oneidacountyida.org/>

**Shawna M. Papale, Executive Director**

[spapale@mvedge.org](mailto:spapale@mvedge.org)

Please submit the signed and notarized completed application (Pages 1-25 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable \$500 Application Fee (\$5,000 for Solar applications) and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.

|                                |
|--------------------------------|
| 126 Business Park Holdings LLC |
|--------------------------------|

Project Name

|                |
|----------------|
| April 25, 2025 |
|----------------|

Date of Submission

## **Important Notes to Applicant:**

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

## Part I: Applicant Information

**Note:** In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Agency.

### Applicant

1(a) Applicant's Legal Name: 126 Business Park Holdings LLC

1(b) Principal Address: Mail: 449 S. Salina St. Suite 200  
Syracuse, NY 13202

1(c) Telephone/Facsimile Numbers: 315-849-2343

1(d) Email Address: joe@lahinchgroup.com

1(e) Secondary Email Address: anthony@ldts-law.com

1(f) Contact Person: Joseph Gehm

1(g) Is the Applicant a

☐ Corporation:  
If Yes, Public ☐ Private ☒  
If public, on which exchange is it listed?

☐ Subchapter S  
☐ Sole Proprietorship  
☐ General Partnership  
☐ Limited Partnership  
☒ Limited Liability Corporation/Partnership  
☐ Single-Member LLC (name and EIN below):

Name: 126 Business Park Holdings LLC  
EIN #: 33-3891749

☐ DISC  
☐ Other(specify) \_\_\_\_\_

1(h) State of Organization (if applicable) New York



## **Applicant's Counsel and Accountant**

### **3(a) Applicant's Attorney**

Name/Title: Anthony D'Elia

Firm: Lynn, D'Elia, Temes & Stanzyck LLC

Address: 449 S. Salina St Suite 200  
Syracuse NY 13202

Telephone/Fax: \_\_\_\_\_

Email: anthony@ldts-law.com

### **3(b) Applicant's Accountant**

Name/Title: Daniel Griffin

Firm: Grossman St. Amour CPAs

Address: 110 W. Fayette St Suite 900  
Syracuse NY 13202

Telephone/Fax: \_\_\_\_\_

Email: dgriffin@gsacpas.com

## **Business Description**

**4(a)** Describe the nature of your business and principal products and/or services.  
Attach additional sheets if necessary.

126 Business Park Holdings LLC, is a single-purpose entity that is pursuing an opportunity to purchase certain real estate at 126 Business Park in Utica, NY. This is a 40,000 (+-) square foot building(s) that sits on nearly 3 acres of land.

## Part II: Project Information

**5(a)** Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

126 Business Park Holdings LLC has a proposed contract to purchase 126 Business Park Drive in Utica, NY, with current Owner, 126 Business Park LLC. As part of acquisition plans, we have negotiated two long-term leases with Tidal Basin, an existing tenant in the building and BPAs, a new tenant who currently occupies space at 6 Rhoads Drive in Utica.

Tidal Basin, headquartered in Alexandria, VA, has been considering merging its Utica office with a larger metropolitan location. We have outlined a lease structure that allows Tidal Basin to remain in Oneida County and keep 46 jobs locally.

Additionally, Benefit Plans Administrators (BPAs), a wholly-owned subsidiary of Community Financial System, Inc. (CFSI, NYSE: CBU), approached us to discuss their presence in Oneida County. Their existing location does not fit their current and future needs. BPAs has considered relocating this office to a larger market that can accommodate their space needs. However, we have worked diligently with their team and our architect to finalize plans that would relocate their offices to 126 Business Park; saving nearly 80 jobs and allowing for 11 new jobs over the next 10 years.

### Reasons for Project

**6(a)** Please explain in detail why you want to undertake this project.

This project is important to the Oneida County business community, and the existing employees at Tidal Basin and BPAs whose jobs would be in jeopardy if either operation leaves Oneida County.

**6(b)** Why are you requesting the involvement of the Agency in your project?

As part of our lease negotiations we have 100% pass through of taxes onto the tenant. In order for Tidal Basin and BPAs to commit to staying in Oneida County and leasing space; we need a PILOT to extend these benefits to the tenants; ultimately at full-equalization, the taxes are too high for either tenant to achieve their operational proforma.

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the Agency.

☒ Yes ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, ("**No**" is checked above) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

How will the Applicant's plans be affected or scaled back if Agency approval is not granted?

If we are unable to receive Agency approval of a PILOT; we will not proceed with acquisition and the leases we negotiated are null & void. It's likely both businesses will move forward with plans to vacate Oneida County.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

☒ Yes ☐ No If Yes, please explain briefly.

Tidal Basin is mostly likely to move their Utica operations to Virginia or a larger metropolitan market they occupy. BPAs would need to find another location outside of Oneida County NY.

6(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

☒ Yes ☐ No

If Yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? ☒ Yes ☐ No

If Yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

Letter attached

**6(f)** Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? ☐ Yes ☒ No

**If Yes**, please explain (indicate date of benefit, location of facility and outstanding balance).

**6(g)** Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? ☐ Yes ☒ No

**If Yes**, please explain.

**6(h)** Check all categories best describing the type of project for all end users at project site (you may check more than one; if checking more than one indicate percentage of square footage the use represents):

Please provide percentage of sq. footage for each use (if more than one category):

- |  |                        |
|--|------------------------|
| <input type="checkbox"/> Manufacturing                     | <input type="text"/> % |
| <input type="checkbox"/> Industrial Assembly or Service    | <input type="text"/> % |
| <input checked="" type="checkbox"/> Back office operations | 100 %                  |
| <input type="checkbox"/> Research and Development          | <input type="text"/> % |
| <input type="checkbox"/> Technology/Cybersecurity          | <input type="text"/> % |
| <input type="checkbox"/> Warehousing                       | <input type="text"/> % |
| <input type="checkbox"/> Commercial or Recreational        | <input type="text"/> % |
| <input type="checkbox"/> Retail                            | <input type="text"/> % |

- |                      |   |                        |
|----------------------|---|------------------------|
| Add Housing Addendum | <input type="checkbox"/> Residential housing (specify) _____              | <input type="text"/> % |
|                      | <input type="checkbox"/> Pollution Control (specify) _____                | <input type="text"/> % |
|                      | <input type="checkbox"/> Environmental (e.g., Brownfield) (specify) _____ | <input type="text"/> % |
| Add Solar Addendum   | <input type="checkbox"/> Other (specify ie; renewable energy) _____       | <input type="text"/> % |

6(i) Check all categories best describing the **scope of the project**:

- ☐ Acquisition of land
- ☒ Acquisition of existing building
- ☒ Renovations to existing building
- ☐ Construction of addition to existing building
- ☐ Demolition of existing building or part of building
- ☐ Construction of a new building
- ☐ Acquisition of machinery and/or equipment
- ☐ Installation of machinery and/or equipment
- ☐ Other (specify) \_\_\_\_\_

6(j) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

- | <u>Assistance Requested</u>   | <u>Estimated Values</u>             |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> <b>Fill-in</b> Real Property Tax Abatement (value of PILOT savings): \$ | 635,387                             |
| <input checked="" type="checkbox"/> Mortgage Tax Exemption (.75%) \$  | 34,125.00                           |
| Amount of mortgage: \$ 4,550,000 (fill-in)  |                                     |
| <input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$                               | 13,125.00 (Not available for solar) |
| Value of goods/services to be exempted from sales tax: \$ 150,000 (fill-in)                                 |                                     |
| <input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$                    | _____                               |

**\*\* TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 682,637**

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? ☐ Yes ☒ No

**If No**, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

As part of our lease negotiations we have 100% pass through of taxes onto the tenant. In order for Tidal Basin and BPAs to commit to staying in Oneida County and leasing space; we need a PILOT to extend these benefits to the tenants; ultimately at full-equalization, the taxes are too high for either tenant to achieve their operational proforma.

**\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (9)proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.**

### Part III: Facility Information

**Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that IDA assistance is being sought.**

**Facility (Physical Information) If multiple locations please provide information on all.**

7(a) Street Address of Facility:

126 Business Park Drive, Utica NY

7(b) City, Town and/or Village (list ALL incorporated municipalities):

City of Utica

7(c) School District:

Utica

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

Commercial Office

7(e) Zoning Classification of location of the project:

Planned Development PD

7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. ***Please be as specific as possible.***

126 Business Park Drive consists of three interconnected buildings, totaling approximately 40,000 square feet. Building 1 was constructed in the 1990s, single-story, slab on grade, cmu / metal panel siding; totaling approximately 8,700 sf. Building 2 was constructed in the early 2000s, two-story plus basement, cmu/metal panel siding; totaling approximately 13,500 sf. And lastly, building 3 was constructed in 2020, three-story plus basement, cmu/metal panel siding; totaling approximately 17,800 sf.

We will be demising the various buildings so BPAs/Tidal Basin can work independently of each other. Demising walls and new egress/emergency exits will be installed. New offices will be constructed within building 1, in addition to two new gender-neutral bathrooms. We will be replacing all the HVAC in building one and replacing the heat tape on the roof that has failed. General painting will be completed throughout and flooring upgrades will be used in certain high-traffic areas. New signage will also be installed. Tenants will be responsible for all FF&E purchases (desks, tables, chairs etc)

7(g) Has construction or renovation commenced? ☐ Yes ☒ No

**If Yes**, please describe the work in detail that has been undertaken to date, including the date of commencement.

**If No**, indicate the estimated dates of commencement and completion:

Construction Commencement: June 2025

Construction completion: September 2025

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

☒ Yes ☐ No

**If Yes**, please describe.

Will will seek a building permit for the office/bathroom build outs.

Has the Project received site plan approval from the Planning Department?

☐ Yes ☐ No ☒ N/A

**If Yes**, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

7(i) Will the project have a significant effect on the environment? ☐ Yes ☒ No

**Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.**

7(j) What is the useful life of the facility? 39 years

7(k) Is the site in a former Empire Zone? ☒ Yes ☐ No

**If Yes**, which Empire Zone: Utica

Is project located in a Federal HUB Zone or distressed area: ☐ Yes ☒ No  
Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a)

**Part IV: Retail Project Questionnaire**

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

- 8(a).** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required ☐ Yes or ☒ No **If the answer is YES, please continue below.**  
**If the answer is NO, proceed to Section Part V - Facility (Legal Info)**

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- 8(b).** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? \_\_\_\_\_%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

**\* If the answer to A above is Yes AND the answer to B above is greater than 33.33%, indicate which of the following questions below apply to the project:**

1. Will the project be operated by a not-for-profit corporation ☐ Yes ☐ No
2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?
- ☐ Yes ☐ No

**If yes,** please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes ☐ No

**If yes,** please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

**Part V: Facility (Legal Information)**

**9(a)** With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

*(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)*

Legal Name: 126 Business Park LLC

Address: 3903 Naylor's Lane, Baltimore, Maryland 21208

Telephone: \_\_\_\_\_

Balance of Mortgage: none

Holder of Mortgage: none

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

Attached is the purchase and sale agreement

**9(b)** Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?

☒ Yes ☐ No. If Yes, please explain.

Minority shareholders will be investing in 126 Business Park Holdings LLC

**9(c)** Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?

☐ Yes ☒ No. If Yes, please explain.

**9(d)** Will the title owner of the facility/property also be the user of the facility?

☐ Yes ☒ No If Yes, please explain.

9(e) Is the Applicant currently a tenant in the facility? ☐ Yes ☒ No

9(f) Are you planning to use the entire proposed facility?  
☐ Yes ☒ No

**If No**, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

| <u>Name of Tenant</u> | <u>Floors Occupied</u> | <u>Sq. Ft. Occupied</u> | <u>Nature of Business</u> |
|-----------------------|------------------------|-------------------------|---------------------------|
| Tidal Basin           | 1                      | 10,660                  | Back office/operations    |
| BPA's                 | 3                      | 29,499                  | Back office/operations    |
|                       |                        |                         |                           |

9(g) Are any of the tenants related to the owner of the facility?  
☐ Yes ☒ No **If Yes**, please explain.

1

9(h) Will there be any other users utilizing the facility?  
☐ Yes ☒ No

**If Yes**, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

## Part VI: Equipment

10(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

New HVAC equipment in building one; new heat tape for the roof (and likely replacing portions of roof), general construction materials (studs, drywall, doors, paint); new bathroom finishes and fixtures

10(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

10(c) What is the useful life of the equipment? \_\_\_\_\_ 10 \_\_\_\_\_ years

## Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

**11(a)** Estimate how many construction jobs will be created or retained as a result of this project.

5

**11(b)** Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?



Yes



No

**If Yes**, explain below.

Tidal Basin will preserve 46 jobs in Oneida County and BPAs will preserve 73 jobs, creating 10-20 jobs over the next 10 years

**11(c)** Have you experienced any employment changes (+ or -) in the last three (3) years?



Yes



No

**If Yes**, explain below.

**11(d)** Job Information related to project \*\*\*

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA

assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

| Number of Jobs<br>BEFORE Project       | Location<br>1   | Location<br>2                         | Location<br>3 | Location<br>4 | Location<br>5 |              |
|--|---|---------------------------------------|---------------|---------------|---------------|--------------|
| Address in NYS                         | Tidal Basin<br>126 Business<br>Park Drive<br>Utica NY | BPAs<br>6 Rhoads<br>Drive Utica<br>NY |               |               |               | <b>Total</b> |
| Full-Time Company                      | 46  | 78                                    |               |               |               | 124          |
| Full-Time Independent<br>Contractors   |   |                                       |               |               |               | 0            |
| Full-Time Leased                       |   |                                       |               |               |               | 0            |
| <b>A. Total Full-Time BEFORE</b>       | 46  | 78                                    | 0             | 0             | 0             | 124          |
| Part-Time Company                      |   |                                       |               |               |               | 0            |
| Part-Time Independent<br>Contractors   |   |                                       |               |               |               | 0            |
| Part-Time Leased                       |   |                                       |               |               |               | 0            |
| <b>B. Total FTE Part-Timers BEFORE</b> |   |                                       |               |               |               | 0            |
| <b>C. Total FTE BEFORE*</b>            | 46  | 78                                    | 0             | 0             | 0             | 124          |

\*For **Total FTE BEFORE** add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

|           | <b>Number of Jobs AFTER<br/>Project (within 3 years<br/>of project completion)</b> | <b>Location<br/>1</b> | <b>Location<br/>2</b> | <b>Location<br/>3</b> | <b>Location<br/>4</b> | <b>Location<br/>5</b> | <b>Total</b> |
|-----------|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------|
|           | Full-time Company  | 135                   |                       |                       |                       |                       | 135          |
|           | Full-Time Independent<br>Contractors   |                       |                       |                       |                       |                       | 0            |
|           | Full-Time Leased   |                       |                       |                       |                       |                       | 0            |
| <b>A.</b> | <b>Total Full-Time AFTER</b>   | 135                   | 0                     | 0                     | 0                     | 0                     | 135          |
|           | Part-Time Company  |                       |                       |                       |                       |                       | 0            |
|           | Part-Time Independent<br>Contractors   |                       |                       |                       |                       |                       | 0            |
|           | Part-Time Leased   |                       |                       |                       |                       |                       | 0            |
| <b>B.</b> | <b>Total FTE Part-Timers AFTER</b>   |                       |                       |                       |                       |                       | 0            |
| <b>C.</b> | <b>Total FTE AFTER *</b>   | 135                   | 0                     | 0                     | 0                     | 0                     | 135          |

*\*For **Total FTE AFTER** add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

|           | <b>Estimate the number of<br/>residents from the<br/>Labor Market Area** in<br/>which the Project is<br/>located that will fill the<br/><u>JOBS CREATED</u> within<br/>three years of project<br/>completion</b> | <b>Location<br/>1</b> | <b>Location<br/>2</b> | <b>Location<br/>3</b> | <b>Location<br/>4</b> | <b>Location<br/>5</b> | <b>Total</b> |
|-----------|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------|
| <b>A.</b> | Full-Time  | 11                    |                       |                       |                       |                       | 11           |
| <b>B.</b> | FTE Part-Timers  |                       |                       |                       |                       |                       | 0            |
| <b>C.</b> | <b>Total AFTER</b>   | 11                    | 0                     | 0                     | 0                     | 0                     | 11           |

**\*\* Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties**

Provide Any Notes To Job Information Below

|                            | Retained Jobs  |   | Created Jobs   |   |
|----------------------------|--|---|--|---|
| <b>SALARY AND BENEFITS</b> | <b>Average Annual Salary<br/><i>per employee</i></b> | <b>Average Fringe Benefits<br/>(as a percentage of wages)</b> | <b>Average Annual Salary<br/><i>per employee</i></b> | <b>Average Fringe Benefits<br/>(as a percentage of wages)</b> |
| Management                 | \$ 115,000   | 27 %  | \$ 115,000   | 27 %  |
| Administrative             | \$ 45,000  | 27 %  | \$ 45,000  | 27 %  |
| Production                 | \$ 55,000  | 27 %  | \$ 55,000  | 27 %  |
| Independent Contractor     | \$   | %   | \$   | %   |
| Other                      | \$   | %   | \$   | %   |
| Overall Weighted Average   | \$ 71,667  | 27 %  | \$ 71,667  | 27 %  |

\*\*\* By statute, Agency staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

**11(e)** Please list NAICS codes for the jobs affiliated with this project:

541611 - Managment and consultant services

## Part VIII: Estimated Project Cost and Financing

**12(a)** List the costs necessary for preparing the facility.

| LAND Acquisition  | \$           | (If lease value use OTHER below) |
|---|--------------|----------------------------------|
| Existing Building(s) ACQUISITION                          | \$ 4,400,000 |                                  |
| Existing Building(s) RENOVATION                           | \$ 300,000   |                                  |
| NEW Building(s) CONSTRUCTION                              | \$           |                                  |
| Site preparation/parking lot construction                 | \$           |                                  |
| Machinery & Equipment that is TAXABLE                     | \$           |                                  |
| Machinery & Equipment that is TAX-EXEMPT                  | \$           |                                  |
| Furniture & Fixtures                                      | \$ 100,000   |                                  |
| Installation costs  | \$           |                                  |
| Architectural & Engineering                               | \$           |                                  |
| Legal Fees (applicant, IDA, bank, other counsel)          | \$ 50,000    |                                  |
| Financial (all costs related to project financing)*       | \$ 100,000   |                                  |
| Permits (describe below)                                  | \$ 1,750     |                                  |
| Other (describe below) ie: solar decommissioning expense) | \$           |                                  |

|        |       |                            |           |
|--------|-------|----------------------------|-----------|
| Other: | Cost: | Subtotal \$                | 4,951,750 |
| 1.     |       |                            |           |
| 2.     |       |                            |           |
| 3.     |       | Agency Fee <sup>1</sup> \$ | 24,759    |
| 4.     |       | Total Project Cost \$      | 4,976,509 |
| 5.     |       |                            |           |

\* **Bank fees, title insurance, appraisals, environmental reviews, etc.**

<sup>1</sup> **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

### Permit/Other Information

Applicant will seek the City of Utica building permit for tenant(s) related improvements

**12(b)** Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? ☒ Yes ☐ No **If Yes**, please provide details below.

First Source Federal Credit Union, Solvay Bank and Community Bank NA

**12(c)** Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. ☐ Yes ☒ No

## 12(d) Sources of Funds for Project Costs

Bank Financing: ----- \$ 4,550,000

Equity (excluding equity that is attributed to grants/tax credits) -- \$ 424,750

Tax Exempt Bond Issuance (if applicable) ----- \$ \_\_\_\_\_

Taxable Bond Issuance (if applicable) ----- \$ \_\_\_\_\_

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.----- \$ \_\_\_\_\_

Identify each Public state and federal grant/credit:

Comments:

|        |                      |    |                      |
|--------|----------------------|----|----------------------|
| Source | <input type="text"/> | \$ | <input type="text"/> |
| Source | <input type="text"/> | \$ | <input type="text"/> |
| Source | <input type="text"/> | \$ | <input type="text"/> |
| Source | <input type="text"/> | \$ | <input type="text"/> |

**Total Sources of Funds for Project Costs:** \$ 4,974,750

## Part IX: Real Estate Taxes

**13(a)** For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

| Tax Map Parcel # | Current<br><u>Land</u><br>Assessment | Current<br><u>Building</u><br>Assessment | Current<br><u>Total</u><br>Assessment | Current<br><u>Total Taxes</u><br>Amount (\$) | Estimated<br><u>Post-Project</u><br>Assessment |
|------------------|--------------------------------------|--|---------------------------------------|--|--|
| 317.19-1-11      | \$ 202,800                           | \$ 2,547,200                             | \$ 2,750,000                          | \$ 111,243                                   | \$ 2,850,000                                   |
|                  |                                      |  |                                       |  |  |
|                  |                                      |  |                                       |  |  |
|                  |                                      |  |                                       |  |  |
|                  |                                      |  |                                       |  |  |

**13(b)** Will the entirety of each tax parcel be subject to the PILOT? ☒ YES ☐ NO

**13(c)** If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? ☐ YES ☒ NO

**\*If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

**13(d)** Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

City of Utica, Attn Tax Department

1 Kennedy Plaza

Utica, NY 13502

**13(e)** Address of Receiver of School Taxes:

Utica City School District, School Tax Dept

106 Memorial Parkway

Utica, NY 13501

**13(f)** Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

☐

Yes

☒

No

If **Yes** explain below.

**13(g)** Please consult with Agency staff to complete a Cost/Benefit Analysis form to attach to this Application.

Use space below for additional information

## NYS SEQRA Environmental Review

- The applicant must complete, sign and return to the IDA either the Short Form Environmental Assessment Form (SEAF) or the Full Environmental Assessment Form (FEAF). See the NYS DEC website for the most current versions of these documents.

<https://dec.ny.gov/regulatory/permits-licenses/seqr>

- To determine which EAF form is appropriate for the project, the applicant should consult with its engineer or legal counsel.
- It is the IDA's strong preference that the municipality that governs the jurisdiction where the project is located (e.g., a Planning Board, Zoning Board or other supervisory board) serve as lead agency for the SEQRA review.
- In limited cases, the IDA will act as lead agency, but it may lead to additional cost to the applicant if a review is required to make a determination of environmental impact.
- If another public body is serving as lead agency for the SEQRA review the applicant should provide the IDA with a signed Part 2 (and Part 3 if using the Long Form) and any minutes of meetings that detail the lead agency's determination.
- The IDA cannot grant any financial assistance until the SEQRA review process is complete.

## **Agency Fee Schedule**

**Application Fee:** \$500. Solar projects: \$5,000. Due at time of application submittal. Non-refundable if the applicant fails to close on the project with the Agency.

**Commitment Fee:** \$1,000. Due at time of application submittal; Upon closing with the IDA this amount is applied to the IDA Agency Fee.

**Bond Fee:**  $\frac{1}{2}$  of 1% of total bond amount

### **IDA Agency Fee: (PILOT, Mortgage Recording Exemption, Sales Tax Exemption)**

- Up to a \$1.0 Million project - \$5,000
- Above \$1.0 Million project up to \$10.0 Million project –  $\frac{1}{2}$  of 1% of total project cost.
- Above \$10.0 Million project –  $\frac{1}{2}$  of 1% of total project cost up to \$10.0 Million plus incremental increase of  $\frac{1}{4}$  of 1% of total project above \$10.0 Million.
- Any previously induced solar or renewable energy projects that have not yet proceeded to a final authorizing resolution, and are asking for an increase in benefits, will be subject to an Agency fee of one and one-half times the Agency's normal fee.

### **Transaction Counsel/Agency Counsel Fee:**

Set by Bond/Transaction Counsel based upon the nature and complexity of the transaction. This applies to bond and non-bond transactions (leasebacks, sale-leasebacks, etc).

Transaction Counsel/Agency Counsel fees for bond transactions typically will not exceed 2% of the bond amount or project costs. Transaction Counsel/Agency Counsel fees for a sale-leaseback/lease-leaseback transaction are typically \$8,500 to \$15,000 if no commercial financing is involved or \$10,000 to \$18,000 if commercial financing is involved. You will receive an engagement letter with a quote based upon the scope of your project.

### **Annual Fee (Lease/Rent Fee):**

For the term in which the property remains in the IDA's name, an annual lease payment is due in the amount of \$750 (Solar Projects: \$2,000). The first payment is due at closing and subsequent payments are due each January 1. For annual fees not paid and delinquent, a late charge of \$50 per month will be levied until such time the fee plus late charges are paid.

### **Other Fees:**

If Applicant requests the IDA enter into subsequent transactions following closing (i.e., a facility refinance), the IDA will charge a closing fee equal to  $\frac{1}{8}$  of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction with a minimum payment due of \$500. The Applicant will also be responsible to pay any legal fees and any bank or financial institution fees the IDA incurs in connection with said transaction, throughout the term of the Agency's involvement with the facility. The applicant is obligated to reimburse the Agency for all fees and expenses incurred by the Agency, Agency Counsel, and Bond Counsel, regardless of whether the transaction closes or not.

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the Application can be granted solely by this Agency's Board of Directors. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
4. **Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

13. The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)a) of the New York Labor Law.

STATE OF NEW YORK  
COUNTY OF ~~ONEIDA~~ Orangetown

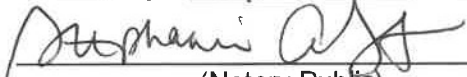
Joseph Gehm

, being first duly sworn, deposes and says:

1. That I am the Member (Corporate Office) of 126 Business Park Holdings LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 25<sup>th</sup> day of April, 2025

  
(Notary Public)

STEPHANIE A. SMITH  
Notary Public, State of New York  
No. 01SM4995504  
Qualified in Madison County  
My Commission Expires April 27, 2026

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Please submit the signed and notarized completed application along with payment of a non-refundable \$500 Application Fee and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda.** Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale Executive  
Director/Secretary

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**

584 Phoenix Rome, New York 13441-4105  
Ph: (315) 338-0393, fax (315) 338-5694  
info@mvedge.org www.oneidacountyida.org



David B. Grow  
Chair

L. Michael Fitzgerald  
Vice-Chair

Mary Faith Messenger  
Treasurer

Ferris Betrus

Kirk Hinman

Eugene Quadraro  
Steven Zogby

## MEMORANDUM TO COMPANIES SALE-LEASEBACK TRANSACTIONS

1. When a Company decides that a sale-leaseback transaction may suit its particular needs, the first order of business is for the Company to complete an Application for Financial Assistance, together with an Environmental Impact Questionnaire, Cost/Benefit Analysis and Statement of the Project Applicant (referred to collectively as the "Application"). The Application is submitted to Agency Counsel for a formal decision as to whether or not the project qualifies as a "project," as defined by law.
2. No action can be taken until the Application is completed and submitted to the Agency and approved by Agency Counsel.
3. Upon completion of the Application and approval by Agency Counsel, the Agency will meet for the purpose of adopting an Inducement Resolution and reviewing the Environmental Impact Questionnaire, Cost/Benefit Analysis and Statement of the Project Applicant. At this time a Resolution may be adopted by the Agency concerning the environmental impact. **Please note that the Agency is subject to the Open Meetings Law, and all meetings will be open to the public, including news media.**
4. The Company is expected and encouraged to have its own counsel. The Company is also required to reimburse the Agency for all legal expenses incurred in furtherance of a proposed transaction, whether or not that transaction is completed. This includes all fees and disbursements of Agency Counsel.
5. The Company will be asked to sign an Inducement Agreement, which sets forth the terms of the proposed transaction and the obligations of the parties in furtherance of the same. The Company will also be asked to provide Agency Counsel with certain

information concerning the formation of the corporation or partnership, a survey of the property, title insurance, insurance certificates, etc. before the transaction can close. All matters in connection with the transfer of the real estate will be handled primarily by Company Counsel with the assistance of Agency Counsel.

6. A Public Hearing may be required in accordance with the New York State General Municipal Law, after which the Oneida County Executive must approve or disapprove the issue. Notice of the Public Hearing must be published at least thirty (30) days prior to the Hearing in the newspaper where the project is located. The highest elected official of each affected taxing jurisdiction must also receive thirty day written notice of the Hearing.

No financial benefits may be granted by the Agency to the Company until after the Public Hearing if required.

7. Agency Counsel has certain requirements as to those documents which must be included in the transaction and the content thereof, including but not limited to requiring environmental impact surveys, environmental indemnifications and general indemnifications.
8. The fee schedule is attached, covering the Agency fee, the Agency's work with respect to the project and the work of Agency Counsel.

The estimated fees for Agency Counsel may vary depending on the nature of the project. The initial fee quote assumes that the transaction closes within ninety (90) days from the date of the inducement, that there will be no unusual questions of law or prolonged negotiations regarding the documents, and that the involvement or assistance from other agencies will not require substantial modifications to the typical structure and documentation of similar transactions. The fee quote also assumes that Agency Counsel will not be called upon to coordinate with any lender, as the Agency is not issuing bonds. The fee quote assumes that closing will take place by mail and will not necessitate attending meetings with the Company or any lender.

9. Once the terms and conditions of the transaction are fairly well established, Agency Counsel prepares preliminary drafts of the financing documents and distributes them to all parties for review and comment. Comments accepted by all counsel will result in redrafting of documents. The parties establish a mutually agreeable closing date, and final documents for execution are prepared.

|                       | 317.19-1-11  | Addition 1 (Ended 2024) | Addition 2    |
|-----------------------|--------------|-------------------------|---------------|
| 2024 Assessment       | \$ 790,000   | \$ 422,800              | \$ 1,537,200  |
| Est. New Assessment   | \$ 819,000   | \$ 437,800              | \$ 1,593,200  |
| Div. 1000             | \$ 819       | \$ 437.8                | \$ 1,593.2    |
| Current PILOT Payment | 100%         | 100%                    | 33%           |
| 2025 Full Tax         | \$ 57,522.17 | \$ 30,748.72            | \$ 111,897.83 |
| 2025 PILOT            | \$ 57,522.17 | \$ 30,748.72            | \$ 36,926.28  |
| 2025 Net Benefit      | \$ -         | \$ -                    | \$ 74,971.54  |

| New PILOT             | PILOT         | Full Tax      | PILOT         | Full Tax      | PILOT         | Full Tax        | Proposed PILOT |
|-----------------------|---------------|---------------|---------------|---------------|---------------|-----------------|----------------|
| (Current Year 4) 2025 | \$ 57,522.17  | \$ 57,522.17  | \$ 30,748.72  | \$ 30,748.72  | \$ 36,926.28  | \$ 111,897.83   |                |
| (New Year 1) 2026     | \$ 58,672.61  | \$ 58,672.61  | \$ 31,363.70  | \$ 31,363.70  | \$ 37,664.81  | \$ 114,135.78   | 33%            |
| (New Year 2) 2027     | \$ 59,846.06  | \$ 59,846.06  | \$ 31,990.97  | \$ 31,990.97  | \$ 38,418.10  | \$ 116,418.50   | 33%            |
| (New Year 3) 2028     | \$ 61,042.99  | \$ 61,042.99  | \$ 32,630.79  | \$ 32,630.79  | \$ 39,186.47  | \$ 118,746.87   | 33%            |
| (New Year 4) 2029     | \$ 62,263.85  | \$ 62,263.85  | \$ 33,284.11  | \$ 33,284.11  | \$ 39,970.20  | \$ 121,121.81   | 33%            |
| (New Year 5) 2030     | \$ 63,509.12  | \$ 63,509.12  | \$ 33,949.79  | \$ 33,949.79  | \$ 40,769.60  | \$ 123,544.24   | 33%            |
| (New Year 6) 2031     | \$ 64,779.31  | \$ 64,779.31  | \$ 34,628.79  | \$ 34,628.79  | \$ 84,430.14  | \$ 126,015.13   | 67%            |
| (New Year 7) 2032     | \$ 66,074.89  | \$ 66,074.89  | \$ 35,321.36  | \$ 35,321.36  | \$ 86,118.74  | \$ 128,535.43   | 67%            |
| (New Year 8) 2033     | \$ 67,396.39  | \$ 67,396.39  | \$ 36,027.79  | \$ 36,027.79  | \$ 87,841.11  | \$ 131,106.14   | 67%            |
| (New Year 9) 2034     | \$ 68,744.32  | \$ 68,744.32  | \$ 36,748.35  | \$ 36,748.35  | \$ 89,597.94  | \$ 133,728.26   | 67%            |
| (New Year 10) 2035    | \$ 70,119.20  | \$ 70,119.20  | \$ 37,483.31  | \$ 37,483.31  | \$ 91,389.89  | \$ 136,402.83   | 67%            |
|                       | \$ 699,970.91 | \$ 699,970.91 | \$ 374,177.69 | \$ 374,177.69 | \$ 635,386.99 | \$ 1,249,754.98 |                |

|                                  |                      |
|----------------------------------|----------------------|
| Remaining 2021 Project Benefit   | \$ 276,400.33        |
| Total NEW (extended) PILOT value | \$ 635,386.99        |
| <b>Net NEW Benefit</b>           | <b>\$ 358,986.66</b> |



April 25, 2025

Mr. Tim Fitzgerald  
Vice President Economic Development  
Mohawk Valley EDGE  
584 Phoenix Drive  
Rome, NY 13441

Re: 126 Business Park Drive, Utica NY

Dear Mr. Fitzgerald:

BPAS has proudly called Utica home for several decades. Today, we employ 78 full-time professionals in the region, with ambitious plans to grow that number over the next ten years. As part of our long-term strategic planning, we recently conducted a comprehensive evaluation of our office footprint in the Mohawk Valley. That study confirmed the need for a new office environment to support our client's needs as well as employee satisfaction, recruitment, and retention.

While BPAS operates successfully in numerous markets across the United States and Puerto Rico, our ability to continue expanding operations in Utica hinges on access to high-quality office space. The opportunity to lease Class A office space at 126 Business Park Drive, under contract to be acquired by the Lahinch Group, presents an ideal solution. Properties of this caliber, paired with best-in-class ownership, are rare in the current office market.

In addition to BPAS's growth plans, our parent company, Community Financial System, Inc. (CFSI), is actively considering expanding its presence in the Utica market. CFSI would also occupy a portion of the proposed space at 126 Business Park Drive, further strengthening the economic benefits of this lease.

However, as the PILOT agreement on the property nears expiration, the projected property taxes—exceeding \$4.00 per square foot—would render the lease financially unfeasible. The full tax burden would be passed through to the tenants, creating a significant barrier to moving forward.

To preserve our presence in Utica and commit to a long-term lease with Lahinch Group, we respectfully request that OCIDA consider a new PILOT agreement. This support would help retain approximately 78 high-quality jobs in Oneida County and enable future expansion of both BPAS and CFSI in the region.

We appreciate your consideration and hope the County and OCIDA will recognize the substantial economic value of keeping our growing business rooted in the Mohawk Valley.

Thank you,

*Albert Giannino*

Albert Giannino  
Vice President, Director of Real Estate and Facilities  
Community Bank Financial System, Inc.  
5790 Widewaters Parkway  
Dewitt, NY 13214





126 Business Park Drive  
Building 2  
Utica, NY 13502

P: 888.282.1626

[tidalbasingroup.com](http://tidalbasingroup.com)

Date: April 24, 2025

Mr. Tim Fitzgerald  
Vice President Economic Development  
Mohawk Valley EDGE  
584 Phoenix Drive  
Rome, NY 13441

Re: 126 Business Park Drive, Utica NY

Dear Mr. Fitzgerald:

Over the past several decades, Tidal Basin and Adjusters International/Rising Phoenix have called Utica home; at our peak employing over 100 people locally. In 2023, Rising Phoenix and Tidal Basin were sold to a private equity firm based in Alexandria, VA. At the time, senior management decided to keep a presence in the Mohawk Valley and retain the Utica office as our Corporate Headquarters. During the last several months the building was listed for sale and most recently put under contract with Lahinch Group. Our team has discussed two options; keep our current office operations in the Mohawk Valley or close the Business Park Drive location and merge our Utica office with a larger metropolitan location.

Our existing PILOT benefits are nearly exhausted, and full-assessment tax payments would exceed \$4.00 per square foot—making the proposed lease financially unviable, as 100% of the tax burden would be passed to the tenants. In order to stay in Utica and commit to a long-term lease with Lahinch Group, I ask that OCIDA create a new PILOT that will help save nearly 50 jobs from relocating outside of New York State.

I hope the County and OCIDA recognize the significant economic impact and the importance of retaining our business within Oneida County. I appreciate your time and consideration.

Thank you,

A handwritten signature in dark ink, appearing to read "Frank C. Sardelli".

**Frank C. Sardelli**  
EVP, Chief Financial Officer  
Tidal Basin

**Be stronger  
than before**

**Inducement Resolution  
126 Business Park Holdings LLC Facility**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING 126 BUSINESS PARK HOLDINGS LLC, THE PRINCIPALS OF 126 BUSINESS PARK HOLDINGS LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, 126 Business Park Holdings LLC, on behalf of itself and/or the principals of 126 Business Park Holdings LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") assist with a project consisting of acquisition and renovation of three (3) interconnected buildings totaling approximately 40,000 square feet (the "Improvements") situated on a 4± acre parcel of land located at 126 Business Park Drive, City of Utica, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of retaining employment in Oneida County by providing desirable space to two tenants that provide back office operations (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, the Company will lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement"); and

WHEREAS, the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease a portion of the Facility to Tidal Basin (the "TB Sublessee") for its operation pursuant to a Sublease Agreement (the "TB Sublease Agreement"); and

WHEREAS, the Company will further sublease a portion of the Facility to Benefit Plans Administrators (the "BPA Sublessee") for its operation pursuant to a Sublease Agreement (the "BPA Sublease Agreement"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Project in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes, and a reduction in real property taxes for a period of ten years (the "Financial Assistance"), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and which will be more particularly set forth in a final authorizing resolution; and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

- Sales and use tax exemption not to exceed \$13,125
- Mortgage recording tax exemption not to exceed \$34,125
- Exemptions from real property taxes valued at approximately \$635,387

WHEREAS, the Company has committed (a) to retain (or cause the TB Sublessee to retain) the TB Sublessee's existing 46 FTEs at the Facility for the term of the Leaseback Agreement and (b) to retain (or cause the BPA Sublessee to retain) the BPA Sublessee's existing 78 FTEs at the Facility and create (or cause the BPA Sublessee to create) an additional 11 FTEs at the Facility within three years of completion of the Project as a result of undertaking the Project, and the Agency will condition the proposed Financial Assistance on the Company achieving the same (the "Employment Obligation"), or else be subject to recapture or termination of Financial Assistance relating to the Project; and

WHEREAS, prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, a public hearing (the "Hearing") will be held so that all persons with views in favor of or opposed to either the Financial Assistance contemplated by the Agency, or the location or nature of the Facility, can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, and such notice

(together with proof of publication) will be substantially in the form annexed hereto as **Exhibit A**; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as **Exhibit B**; and

WHEREAS, the Project will result in the removal or abandonment of the BPA Sublessee's facility located in the City of Utica, Oneida County, New York; and

WHEREAS, the Company has represented in its application that the Project is reasonably necessary to (a) discourage the Company from relocating outside of Oneida County and consolidating operations at one of the Company's existing locations outside of the State and (b) preserve the Company's competitive position in its industry because the space limitations of its existing facility impede the BPA Sublessee's ability to (i) attract and retain quality employees, (ii) expand its business operations and (iii) strengthen and grow its presence in Oneida County; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed lease-leaseback transaction is either an inducement to the Company and/or the BPA Sublessee to maintain and expand the Facility in the County or is necessary to maintain the competitive position of the Company and/or the BPA Sublessee in its industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act" or "SEQRA"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, by resolution adopted May 2, 2025 the Agency completed its environmental review and made determinations for purposes of SEQRA.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

**Section 1.** (a) The Project constitutes a "project" within the meaning of the Act.

- (b) The Project and the Agency's Financial Assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act and the same is, therefore, approved.
- (c) It is desirable and in the public interest for the Agency to enter into a lease-leaseback transaction for the purpose of providing financial assistance for the Project, as reflected in the Company's application to the Agency as may be amended from time to time prior to the closing of the lease-leaseback transaction.
- (d) The Project is reasonably necessary to (a) discourage the Company and/or the BPA Sublessee from moving out of State and (b) preserve the Company's and/or the BPA Sublessee's competitive position in its industry.

Section 2.

The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and between the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to the closing of the lease-leaseback transaction, and the completion of the Facility (the "Agreement") is hereby approved. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.

Section 3.

The Agency shall assist the Company in the Project and will provide the Financial Assistance with respect thereto subject to (i) obtaining all necessary governmental approvals, (ii) approval of the members of the Company, (iii) approval of the members of the Agency, (iv) the Agency providing written notice to the chief elected officials of the tax jurisdictions at the Company's existing facility that the Project will entail the abandonment of the Company's existing facility; (v) agreement by the Agency and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (vi) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein set forth to

enter into the lease-leaseback transaction and (vii) payment by the Company of the Agency's transaction fee and the fees and disbursements of transaction counsel, more particularly described in the Inducement Agreement.

Section 4.

The Company is herewith and hereby appointed the agent of the Agency to renovate, equip and complete the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to the agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to renovate, equip and complete the Facility. The terms and conditions for the appointment of the Company as agent of the Agency for the purposes described in this resolution are set forth in the form of the attached letter addressed to the Company, marked as **Exhibit C** to this resolution. The form of such letter is incorporated herein by reference and is approved and adopted by the Agency, and the Chairman or Executive Director of the Agency or any other duly authorized official of the Agency are authorized to execute and deliver such letter to the Company upon satisfaction of the conditions described in Section 3 hereof. The Agency hereby appoints the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services, and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency shall be deemed to be on behalf of the Agency and for the benefit of the Facility. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the Company, the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency.

Section 5.

The Agency is hereby directed to schedule the Hearing, so that the Agency may receive comments from all interested parties on the financial assistance contemplated by the Agency and the Financial Assistance requested by the Company.

Section 6.

The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the lease-leaseback transaction.

Section 7. Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and Sublessee and others to prepare, for submission to the Agency, all documents necessary to effect the lease-leaseback transaction.

Section 8. The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company and Sublessee, (ii) to distribute copies of this resolution by certified mail, return receipt requested, to the Oneida County Executive, the City of Utica Mayor, the Utica City School District Superintendent and the Utica City School District Clerk of the Board of Education; (iv) to send notice of the Agency's proposed financial assistance to the Oneida County Executive, City of Utica Mayor, the Utica City School District Superintendent and the Utica City School District Clerk of the Board of Education; and (iv) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 9. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the "Agency"), with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on May 23, 2025 at eight a.m., local time, at Rome, New York which the following members were:

**Members Present:**

**EDGE Staff Present:**

**Others Present:**

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Agreement and the Application are in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time and location for the meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Shawna Papale, Secretary

## **EXHIBIT A**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the \_\_\_\_\_ day of May 23025 at \_\_\_\_\_ a.m., local time, at \_\_\_\_\_, City of Utica, Oneida County, New York in connection with the following matters:

126 Business Park Holdings LLC, on behalf of itself and/or the principals of 126 Business Park Holdings LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a project consisting of acquisition and renovation of three (3) interconnected buildings totaling approximately 40,000 square feet (the "Improvements") situated on a 4± acre parcel of land located at 126 Business Park Drive, City of Utica, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of retaining employment in Oneida County by providing desirable space to two tenants that provide back office operations (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. The Company will further sublease a portion of the Facility to Tidal Basin (the "TB Sublessee") for its operation pursuant to a Sublease Agreement (the "TB Sublease Agreement"). The Company will further sublease a portion of the Facility to Benefit Plans Administrators (the "BPA Sublessee") for its operation pursuant to a Sublease Agreement (the "BPA Sublease Agreement"). At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of reduction of real property taxes for a period of ten years, exemptions from mortgage recording taxes and exemptions from sales tax on materials and equipment acquired and installed in connection with the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency's website.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

Dated: May \_\_, 2025

By: /s/ Shawna M. Papale, Executive Director

## EXHIBIT B

### MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency  
2025 Real Estate Lease  
126 Business Park Holdings LLC Facility

1. Tim Fitzgerald, representing the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at \_\_\_\_ a.m.
2. Mr. Fitzgerald being the Assistant Secretary of the Agency recorded the minutes of the hearing.
3. Mr. Fitzgerald then described the proposed project and related financial assistance as follows:

126 Business Park Holdings LLC, on behalf of itself and/or the principals of 126 Business Park Holdings LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a project consisting of acquisition and renovation of three (3) interconnected buildings totaling approximately 40,000 square feet (the "Improvements") situated on a 4± acre parcel of land located at 126 Business Park Drive, City of Utica, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of retaining employment in Oneida County by providing desirable space to two tenants that provide back office operations (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. The Company will further sublease a portion of the Facility to Tidal Basin (the "TB Sublessee") for its operation pursuant to a Sublease Agreement (the "TB Sublease Agreement"). The Company will further sublease a portion of the Facility to Benefit Plans Administrators (the "BPA Sublessee") for its operation pursuant to a Sublease Agreement (the "BPA Sublease Agreement"). At the end of the lease term, the Agency will terminate its

leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of reduction of real property taxes for a period of ten years, exemptions from mortgage recording taxes and exemptions from sales tax on materials and equipment acquired and installed in connection with the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

4. Mr. Fitzgerald then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
5. Mr. Fitzgerald then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_ a.m.

---

Tim Fitzgerald, Assistant Secretary

STATE OF NEW YORK        )  
                                      : SS.:  
COUNTY OF ONEIDA        )

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Oneida County Industrial Development Agency (the "Agency") on May \_\_, 2025 at \_\_\_\_ a.m. local time, at \_\_\_\_\_, Utica, New York 13501, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

I FURTHER CERTIFY that (i) the hearing was open for the public to attend and public notice of the date, time and location for said hearing was duly given, (ii) the hearing in all respects was duly held, and (iii) members of the public had an opportunity to be heard.

IN WITNESS WHEREOF, I have hereunto set my hand as of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Secretary

## EXHIBIT C

[To be printed on IDA letterhead and delivered to the Company when appropriate]

\_\_\_\_\_, 2025

126 Business Park Holdings LLC  
449 South Salina Street, Suite 200  
Syracuse, New York 13202

RE: *Oneida County Industrial Development Agency Lease-Leaseback Transaction  
(126 Business Park Holdings LLC Facility)*

Ladies and Gentlemen:

Pursuant to a resolution duly adopted on May 23, 2025, the Agency appointed 126 Business Park Holdings LLC (the "Company") its agent in connection with a transaction in which the Agency will assist in acquisition and renovation of three (3) interconnected buildings totaling approximately 40,000 square feet (the "Improvements") situated on a 4± acre parcel of land located at 126 Business Park Drive, City of Utica, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of retaining employment in Oneida County by providing desirable space to two tenants that provide back office operations (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to collectively as the "Project").

This appointment includes authority to purchase on behalf of the Agency all materials to be incorporated into and made an integral part of the Facility, and the following activities as they relate to any renovation, equipping and completion of any buildings, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with renovation and equipping (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with renovation and equipping and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs), installed or placed in, upon or under such building, including all repairs and replacements of such property.

The Agency will appoint the Company as its only direct agent for the Project. The agency appointment includes the power of the Company to delegate such agency appointment, in whole or in part, to agents, subagents, contractors, subcontractors, materialmen, suppliers and vendors of the Company and to such other parties as the Company chooses so long as they are engaged, directly or indirectly, in the activities hereinbefore described. Please advise the Executive Director of the Agency if you wish to appoint a contractor or other subagent, and the Agency will issue an ST-60 to that party.

In exercising this agency appointment, you and each of your properly appointed agents and subagents must claim the sales tax exemption for all purchases by giving your vendors New York State Form ST-123. The supplier or vendor should identify the Facility on each bill or invoice as the **"126 Business Park Holdings LLC Facility"** and indicate thereon that the Company, its agents, subagents, contractors and subcontractors acted as agent for the Agency in making the purchase.

You and each of your agents, subagents, contractors and/or subcontractors claiming a sales tax exemption in connection with the Facility must complete a New York State Department of Taxation and Finance Form ST-60. Original copies of each completed Form ST-60 must be delivered to the Agency within five (5) days of the appointment of each of your agents, subagents, contractors or subcontractors. Any agent, subagent, contractor or subcontractors of the Sublessee which delivers completed Form ST-60 to the Agency will be deemed to be the agent, subagent, contractor or subcontractor of the Agency for purposes of constructing and equipping the Facility, and shall only then be authorized to use Form ST-123 as described above. Failure to comply with these requirements may result in loss of sales tax exemptions for the Facility.

It is important to note that contractors and subcontractors who have not been appointed subagent cannot use the sales tax exemption for equipment rental, tools, supplies and other items that do not become part of the finished project. Contractors and subcontractors must be appointed as agent or sub-agent of the Agency to use the Agency sales tax exemption for these purchases. Contractors and subcontractors who have not been appointed a subagent and are making purchases that would otherwise be exempt outside of the Agency's interest in the Facility must claim the sales tax exemption for renovation materials by giving their vendors a completed "Contractor Exempt Purchase Certificate" (Form ST-120.1) checking box (a).

The aforesaid appointment of the Sublessee as agent of the Agency to construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, or (b) May 23, 2026, provided, however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time, and further provided that the Agency shall not unreasonably withhold its consent to the extension of such appointment.

The value of the sales tax to be abated relating to the renovation and equipping of the Facility currently authorized by the Agency is not to exceed \$13,125. The Agency is required by law to recapture any New York State sales tax exemptions claimed by the Company that exceed \$13,125 for purchases made relating to the Project in the aggregate.

You should be aware that the New York State General Municipal Law requires you to file an Annual Statement (Form ST-340) with the New York State Department of Taxation and

Finance regarding the value of sales tax exemptions you, your agents, consultants or subcontractors have claimed pursuant to the authority we have conferred on you with respect to the Project. We are providing a form of a worksheet for you to track all exempt purchases made in completing the Project, using Forms ST-123 or Form ST-120.1. Please provide the Agency with a copy of Form ST-340 along with your annual report to the Agency and this worksheet. The penalty for failure to file such statement, or to provide a copy to the Agency, is the removal of your authority to act as an agent.

If, for some reason, this transaction never closes, you will be liable for payment of the sales tax, if applicable and you are not otherwise exempt, on all materials purchased.

Please sign and return a copy of this letter for our files. The Agency will issue and deliver Form ST-60 to you upon receipt of this signed agency appointment letter. The Agency reserves the right to issue a revised agency appointment letter with respect to the process for utilizing and reporting exemptions hereunder.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Name:  
Title:

ACCEPTED & AGREED:

126 BUSINESS PARK HOLDINGS LLC

By: \_\_\_\_\_  
Name:  
Title: