

# Oneida County Industrial Development Project Memo

## APPLICATION MEMO

**Date:** February 7, 2020

**Applicant:** Bonacio Construction Inc.

**Project Address:** Griffiss Business Park (Hangar & Brooks Road, in portion of parking lot east of Community Bank)

Construction of new, 3-story office building with +/- 40,000 SF or rentable space on a 3-acre parcel (currently tax-exempt, non-revenue producing). The building will be leased by two office tenants (half each) who serve the intelligence and cyber security industries. Tenants will independently fit-up their leased spaces which include both office and specialized SCIF space. Construction is planned to start in May of 2020 with completion expected in March 2021.

**Jobs** Retain: 90 FTE Create: 22 FTE

<u>Project Costs</u>	
Land Acquisition	\$ 225,000
Existing Building(s) ACQUISITION	
Existing Building(S) RENOVATION	
NEW Building(s) CONSTRUCTION	\$ 7,134,600
Installation Costs	
Site Preparation/Parking Lot Construction	\$ 500,000
Machinery & Equipment (other than furniture)	
Furniture & Fixtures	
Architectural & Engineering	\$ 466,500
Legal Fees (applicant, IDA, bank, other counsel)	\$ 62,000
Financial (all costs related to project financing)	\$ 211,828
Permits	\$ 250
Other	\$ 112,250
Agency Fee	\$ 46,045
<b>TOTAL COST OF PROJECT</b>	<b>\$ 8,758,473</b>

### Assistance Requested

### Estimated Value

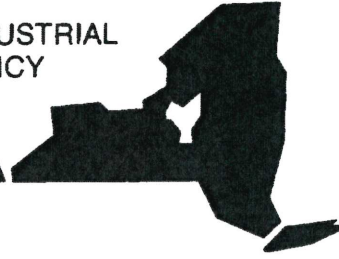
- |                                  |                     |
|----------------------------------|---------------------|
| 1. PILOT (see below)             | \$ 1,277,943        |
| 2. Mortgage Recording Tax Exempt | \$ 52,533           |
| 3. Sales & Use Tax Exempt        | \$ 225,400          |
| <b>Total:</b>                    | <b>\$ 1,555,876</b> |

#### PROPOSED PROJECT POLARIS PILOT STRUCTURE

PILOT Year	CALENDAR YEAR:	Assessed Valuation	PILOT Abatement Schedule	Tax Rate (1.5% above current rate & 1.5% annual increase)	Estimated Real Property Tax with No PILOT	Total PILOT Payments	Effective Tax Rate Due to PILOT
Year 1	2022	\$ 2,300,000.00	80.0%	\$ 63.98	\$ 147,143.54	\$ 29,428.71	\$ 12.80
Year 2	2023	\$ 2,300,000.00	78.0%	\$ 64.94	\$ 149,350.69	\$ 32,857.15	\$ 14.29
Year 3	2024	\$ 2,300,000.00	76.0%	\$ 65.91	\$ 151,590.95	\$ 36,381.83	\$ 15.82
Year 4	2025	\$ 2,300,000.00	74.0%	\$ 66.90	\$ 153,864.81	\$ 40,004.85	\$ 17.39
Year 5	2026	\$ 2,300,000.00	72.0%	\$ 67.90	\$ 156,172.78	\$ 43,728.38	\$ 19.01
Year 6	2027	\$ 2,300,000.00	50.0%	\$ 68.92	\$ 158,515.38	\$ 79,257.69	\$ 34.46
Year 7	2028	\$ 2,300,000.00	50.0%	\$ 69.95	\$ 160,893.11	\$ 80,446.55	\$ 34.98
Year 8	2029	\$ 2,300,000.00	50.0%	\$ 71.00	\$ 163,306.50	\$ 81,653.25	\$ 35.50
Year 9	2030	\$ 2,300,000.00	50.0%	\$ 72.07	\$ 165,756.10	\$ 82,878.05	\$ 36.03
Year 10	2031	\$ 2,300,000.00	50.0%	\$ 73.15	\$ 168,242.44	\$ 84,121.22	\$ 36.57
Year 11	2032	\$ 2,300,000.00	33.3%	\$ 74.25	\$ 170,766.08	\$ 113,730.21	\$ 49.45
Year 12	2033	\$ 2,300,000.00	33.3%	\$ 75.36	\$ 173,327.57	\$ 115,436.16	\$ 50.19
Year 13	2034	\$ 2,300,000.00	33.3%	\$ 76.49	\$ 175,927.48	\$ 117,167.70	\$ 50.94
Year 14	2035	\$ 2,300,000.00	33.3%	\$ 77.64	\$ 178,566.40	\$ 118,925.22	\$ 51.71
Year 15	2036	\$ 2,300,000.00	33.3%	\$ 78.80	\$ 181,244.89	\$ 120,709.10	\$ 52.48
<b>Total</b>					<b>\$ 2,454,668.72</b>	<b>\$ 1,176,726.08</b>	

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



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## APPLICATION FOR FINANCIAL ASSISTANCE

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### Oneida County Industrial Development Agency

584 Phoenix Drive

Rome, New York 13441-1405

(315) 338-0393 telephone

(315) 338-5694 fax

Shawna M. Papale, Executive Director

*A non-refundable application fee of \$500.00 must be submitted at the time of application along with a \$1,000 commitment fee; the \$1,000 commitment fee will be applied to closing fees.*

*Please submit the original and two (2) copies of the **signed and notarized** application, and **signed** SEQR form with the above fees. Cost benefit will be completed based on information from this application.*

*Please also deliver an electronic copy of all.*

***All applications must be submitted at least 10 days prior to meeting.***

Project Polaris

Project Name

Project Number (to be provided by the agency)

Date of Submission

### ***Note to Applicant:***

The information requested by this application is necessary to determine the eligibility of your project for Agency benefits. Please answer **all** questions, inserting “none” or “not applicable” where appropriate. If you are providing an estimate, please indicate by inserting “est” after the figure. Attach additional sheets if more space is needed for a response than is provided.

Return the original signed and notarized application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA legal fees. In addition, an electronic version of the application (signed), and SEQR form (signed), to [spapale@mvedge.org](mailto:spapale@mvedge.org).

Upon the submission of this application to OCIDA, this applicant becomes a public document. Be advised that any action brought before the OCIDA is public information. All agendas for OCIDA are issued prior to full agency meetings and posted in public domain. **If there is information that the applicant feels is proprietary, please identify as such and that information will be treated confidentially to the extent permitted by law.**

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, your company 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 questions how to calculate your company's IDA application fee please consult with the Memorandum to Companies Sale – Leaseback Transactions or please contact the IDA Executive Director.

**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: Bonacio Construction Inc.

1(b) Principal Address: 18 Division St Suite 401  
Saratoga Springs NY 12866

1(c) Telephone/Facsimile Numbers: 518-584-9007

1(d) Email Address: kate@bonacio.com

1(e) Federal Identification Number: 14-1735519

1(f) Contact Person: Kate Jarosh

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: \_\_\_\_\_

EIN: \_\_\_\_\_  
 DISC \_\_\_\_\_  
 Other(specify) \_\_\_\_\_

1(h) State of Organization (if applicable) NY

**Applicant's Stockholders, Directors and Officers (or Partners)**

2(a) Provide the following information with respect to parties with 15% or more in equity holdings:

<u>Name</u>	<u>Address</u>	<u>Percentage of Ownership</u>
Alfio Bonacio Jr.	18 Division St. Suite 401 Saratoga Springs NY 12866	100%

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 so, indicate name of such entity and the relationship.

Yes, Alfio Bonacio Jr. is a majority member of the following real estate holding companies:

RR Depot LLC

Cosmopolitan Ventures LLC

513 Broadway LLC

60 West Ave. LLC

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:

No

**Applicant's Counsel and Accountant**

3(a) Applicant's Attorney

Name/Title: Libby Coreno / Gen. Counsel  
Firm: Bonacio Construction Inc.  
Address: 18 Division St. Suite 401  
Saratoga Springs NY 12866  
Telephone/Fax: 518-584-9007  
Email: libby@bonacio.com

3(b) Applicant's Accountant

Name/Title: Bill Jeffreys  
Firm: CMJ, LLP  
Address: 276 Dix Ave.  
Queensbury NY 12804  
Telephone/Fax: 518-798-3330  
Email: wjeffreys@cmjllp.com

**Business Description**

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

Bonacio Construction is a full service general contractor and real estate development firm.

## **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.

Project Polaris will consist of the construction of a 3 story office building with +/- 40,000SF of rentable space. The building will be initially leased by two office tenants who serve the intelligence and cyber security industries.

### **Reasons for Project**

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

Griffiss Business and Technology Park is experiencing rapid growth, and has a shortage of available office space to keep up with the needs of expanding companies.

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

Many of the companies on and around Griffiss Business and Technology Park are dependent upon government contracts and funding, and many are right now in need of expanding quickly as new contracts are awarded. Due to the cyclical and often times uncertain nature of this funding, property tax abatement is required in order to make new construction of much needed space possible, and keep rents affordable and operating expenses predictable as these companies grow.

6(c) Please confirm by checking the box, below, if there is 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, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

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

The project is not possible without 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. **Both prospective tenants are current tenants of other buildings/landlords within the City of Rome. Due to recent government contracts awarded, the current locations are not large enough to house the rapid employee growth that will support these contracts and contracts to come. It is also necessary for the tenants to house all employees in the same locations as they execute these contracts. It is expected that with growth of other smaller companies in the area that the available office space the prospective tenants are vacating will as rapidly be filled.**

(7)



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).

B240 LLC secured OCIDA benefits (sales tax & mortgage tax abatement, PILOT) for the 1st mixed-use project on Griffiss Tech Park. The applicant is a manager of a member of this receiving LLC.

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.

B240 LLC will be seeking financial assistance for it's next phase.

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 type="checkbox"/>	Back office operations	%	<input type="text"/>
<input checked="" type="checkbox"/>	Research and Development	%	50
<input checked="" type="checkbox"/>	Technology/Cybersecurity	%	50
<input type="checkbox"/>	Warehousing	%	<input type="text"/>
<input type="checkbox"/>	Commercial or Recreational	%	<input type="text"/>
<input type="checkbox"/>	Retail	%	<input type="text"/>
<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"/>
<input type="checkbox"/>	Other (specify) _____	%	<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.

<u>Assistance Requested</u>	<u>Estimated Values</u>
<input checked="" type="checkbox"/> Real Property Tax Abatement (value of PILOT savings)	\$ <u>1,277,943</u>
<input checked="" type="checkbox"/> Mortgage Tax Exemption (.75%) \$ _____ 52,533	
Amount of mortgage: \$ _____ 7,007,000	
<input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$ _____ 225,400	
Value of goods/services to be exempted from sales tax: \$ _____ 2,576,000	
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$ _____	

**TOTAL EXEMPTION ASSISTANCE REQUESTED: \$1,555,876**

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.

The request is consistent with OCIDA's Uniform Tax Exemption Policy, however, we are requesting a deviation to the standard financial exemption schedule.

**\*\* 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 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 (if project that you are applying for is a housing project please also complete questions 7(l) through 7(p))**

**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:

Hangar Road

7(b) City, Town and/or Village (list ALL incorporated municipalities):

City of Rome

7(c) School District:

Rome City School District

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)? Air Force operations.

7(e) Zoning Classification of location of the project:

GB-RL Rome Labs/R&D/Office Campus sub-district

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.***

+/- 3 acres of land to be purchased to build one 3-floor, +/- 44,000GSF steel office building. The project will use existing water, sewer and electric infrastructure and improve natural gas infrastructure, funded by the Developer. The applicant will undertake this project and fund through private equity investment and bank funding.

In addition to the Developer's investment, Tenants will be funding the fit-up of their leased spaces, which include both office and specialized areas such as SCIFs.

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: May 2020

Construction completion: March 2021

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.

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: **Application to be made 2/28 for 4/7 Planning Board action/approval. The SEQR will be a coordinated review, with the City of Rome Planning Board acting as lead agency. Completed SEQR will be submitted to the IDA for acknowledgment and setting public hearing.**

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: Rome

Is project located in a Federal HUB Zone or distressed area:  Yes  No

Provide detail.

#### **Part IV: Housing Project Questionnaire**

**Complete the following questions only if your project is a Housing Project. Please reference the Oneida County Industrial Development Agency Uniform Tax Exemption and Agency Benefits Policy Market Rate Rental Housing Development Initiatives. (Add additional pages as needed).**

7(l) Describe the housing project to be constructed or renovated in detail (type of housing, number of units, etc.):

7 (m) Describe how you will change the current use of the facility or property being utilized for the project. To assist the IDA in their determination of an eligible vacant urban infill site project please provide an extensive explanation as well as photos of what is being removed or replaced with the new construction.

7 (n) Will the project have any impact on the existing infrastructure or upgrades to the current infrastructure (water, sewer, electrical, gas, etc.)? If yes please provide detail and who you are working with at the applicable organization.

7 (o) If your project is a multi-use facility please provide details of the project, project square footage breakdown of non-housing to housing usage, detail the job creation and retention associated with the non-housing component.

7 (p) Does the project provide a community benefit? If yes provide detail substantiating (reference the IDA policy).

**ALL APPLICANTS ANSWER THE FOLLOWING**

**Part V: 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.

- 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?

Yes or  No. If the answer is yes, please continue. **If no, proceed to next section Part VI Facility (Pg 14).**

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.

- 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 the retail determination and proceed to next section Part VI Facility (Pg 14).**

**If the answer to A is Yes AND the answer to Question B 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 or  No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?
- Yes or  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 or  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 VI: Facility (Legal Information)**

8(a) With respect to the **present owner** of the 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: Oneida County IDA/GLDC  
Address: 584 Phoenix Dr.  
Rome, NY 13441  
Telephone: 518-338-0393  
Balance of Mortgage: none  
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.

Contract for purchase is currently under consideration by GLDC. Approval is expected at the 2/27/2020 meeting.

8(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.

8(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.

8(d) Will the title owner of the facility/property also be the user of the facility?

Yes  No. If no, please explain.

8(e) Is the Applicant currently a tenant in the facility?  Yes  No

8(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>
TBD	3	20,000	Cyber Security
TBD	3	20,000	Intelligence

8(g) Are any of the tenants related to the owner of the facility?  
 Yes  No  
If yes, please explain.

8(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.

Applicant is working with 2 prospective tenants to occupy 100% of the facility; 50% to each tenant. Leases are expected to be signed within the next 45 days.

### Part VII: Equipment

9(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.

9(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.

9(c) What is the useful life of the equipment? \_\_\_\_\_ years



**Part VIII: 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.

10(a) Estimate how many construction jobs will be created or retained as a result of this project.

Construction Jobs: 12

10(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 or  No Construction employment, Office tenant employment, Management company employment  
 If yes, explain \_\_\_\_\_

10 (c) Have you experienced any employment changes (+ or -) in the last three (3) years?

Yes or  No.

If yes, explain \_\_\_\_\_

10(c) 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 PART-TIME EMPLOYEES ARE TURNED INTO FULL TIME EQUIVALENTS (FTE) IN THE TOTALS ON THE BOTTOM-See Pg. 18.**

Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Address in NYS	Tenant 1 - Rome	Tenant 2- Rome				
Full-Time Company						
Full-Time Independent Contractors						
Full-Time Leased	60	30				
A. Total Full-Time BEFORE	60	30				
Part-Time Company						
Part-Time Independent Contractors						
Part-Time Leased						
B. Total Part-Time BEFORE						
Total FTE BEFORE*	60	30				

\*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 Project (within 3 years of project completion)</b>	<b>Location 1</b>	<b>Location 2</b>	<b>Location 3</b>	<b>Location 4</b>	<b>Location 5</b>	<b>Total</b>
	Full-time Company						
	Full-Time Independent Contractors						
	Full-Time Leased	72	40				
A.	<b>Total Full-Time AFTER</b>	<b>72</b>	<b>40</b>				
	Part-Time Company						
	Part-Time Independent Contractors						
	Part-Time Leased						
B.	<b>Total Part-Time AFTER</b>						
	<b>Total FTE AFTER *</b>	<b>72</b>	<b>40</b>				

*\*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 residents from the Labor Market Area** in which the Project is located that will fill the jobs created within three years of project completion</b>	<b>Location 1</b>	<b>Location 2</b>	<b>Location 3</b>	<b>Location 4</b>	<b>Location 5</b>	<b>Total</b>
Full-Time	72	40				
Part-Time						
<b>Total AFTER</b>	<b>72</b>	<b>40</b>				

\*\* Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties

Continued on next page

SALARY AND BENEFITS	Retained Jobs		Created Jobs	
	Average Annual Salary <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)
Management	\$ 161,145	53 %	\$	%
Administrative	\$ 82,853	53 %	\$ 80,000	53 %
Production	\$ 108,546	53 %	\$ 105,000	53 %
Independent Contractor	\$	%	\$	%
Other	\$	%	\$	%
Overall Weighted Average	\$ 109,212	53 %	\$ 101,591	53 %

\*\*\* 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.

10(c) Please list NAICS codes for the jobs affiliated with this project:

- 23- Construction
- 54- Professional Services
- 81 - Other

**Part IX: Estimated Project Cost and Financing**

11(a) List the costs necessary for preparing the facility.

LAND Acquisition	\$	225,000
Existing Building(s) ACQUISITION	\$	
Existing Building(s) RENOVATION	\$	0
NEW Building(s) CONSTRUCTION	\$	7,134,600
Installation costs	\$	
Site preparation/parking lot construction	\$	500,000
Machinery & Equipment (other than furniture)	\$	
Furniture & Fixtures	\$	
Architectural & Engineering	\$	466,500
Legal Fees (applicant, IDA, bank, other counsel)	\$	62,000
Financial (all costs related to project financing)*	\$	211,828
Permits (describe below)	\$	250
Other (describe below)	\$	112,250
Subtotal	\$	
Agency Fee <sup>1</sup>	\$	46,045
<b>Total Project Cost</b>	<b>\$</b>	<b>8,758,473</b>

\* Bank fees, title insurance, appraisals, interest, environmental reviews, etc.

<sup>1</sup> See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line.

Permit Information

Site plan approval

Other Information

Soft costs associated with development and lease up.

11(b) Sources of Funds for Project Costs

Bank Financing:	\$ <u>7,007,000</u>
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>1,751,473</u>
Tax Exempt Bond Issuance (if applicable)	\$ _____
Taxable Bond Issuance (if applicable)	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ _____

Identify each state and federal grant/credit:

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

8,758,473

Total Sources of Funds for Project Costs: \$                     

**Real Estate Taxes**

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year.

Tax Map Parcel #	Current Assessed Value (Land)	Current Assessed Value (Building)	Current Total Assessment	Current Real Estate Taxes
224.000-1-3.1				0

**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.**

12(b) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

Rome City Hall

198 N Washington St

Rome NY 13440

12(c) Address of Receiver of School Taxes:

Rome City School District

409 Bell Rd

Rome NY 13440

12(d) Will the completion of the proposed project result in the increase of the assessment of any of the parcels named above?  Yes  No

If yes, please indicate which tax map parcel # will be affected and estimate of increase.

Newly created parcel, Taxable Assessed Value - TBD

### Financial Information

13(a) Has the Applicant contacted any bank, financial/lending institution or private investor with respect to the financing of the proposed project?

Yes  No

If yes, please provide details.

We have discussed the project with two prospective banks to finance this project, both of which have supported our similar projects in the past.

13(b) Has the Applicant received a commitment letter for said financing?

Yes  No

If yes, please submit a copy of said commitment letter along with this Application.

13(c) Please complete the Cost/Benefit Analysis form and attach to this Application. As you begin completing the form and have questions, please call the IDA office.

## 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

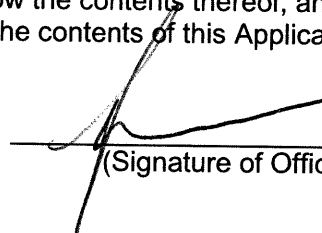


fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

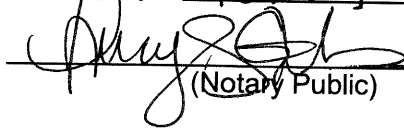
STATE OF NEW YORK )  
COUNTY OF ~~ONEIDA~~ ) ss.:  
Saratoga

Alfio Borasio Jr., being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of Borasio Construction Inc. (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 5<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
(Notary Public)



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:   
\_\_\_\_\_

Name: Kate Janosh  
\_\_\_\_\_

Title: Business Development Manager  
\_\_\_\_\_

Date: 2/5/2020  
\_\_\_\_\_

Return the original signed and notarized application and two copies with a check in the amount of \$1500.00 made payable to: **Oneida County Industrial Development Agency (OCIDA)**, 584 Phoenix Drive, Rome, New York 13441-1405, Attn.: Shawna M. Papale, Executive Director. \$1000 will be applied at closing against the IDA closing fee. In addition, please send an electronic version of the application (signed), and SEQR form (signed), to [spapale@mvedge.org](mailto:spapale@mvedge.org).

**PROPOSED PROJECT POLARIS PILOT STRUCTURE**

PILOT Year	CALENDAR YEAR:	Assessed Valuation	PILOT Abatement Schedule	Tax Rate (1.5% above current rate & 1.5% annual increase)	Estimated Real Property Tax with No PILOT	Total PILOT Payments	Effective Tax Rate Due to PILOT
Year 1	2022	\$ 2,300,000.00	80.0%	\$ 63.98	\$ 147,143.54	\$ 29,428.71	\$ 12.80
Year 2	2023	\$ 2,300,000.00	78.0%	\$ 64.94	\$ 149,350.69	\$ 32,857.15	\$ 14.29
Year 3	2024	\$ 2,300,000.00	76.0%	\$ 65.91	\$ 151,590.95	\$ 36,381.83	\$ 15.82
Year 4	2025	\$ 2,300,000.00	74.0%	\$ 66.90	\$ 153,864.81	\$ 40,004.85	\$ 17.39
Year 5	2026	\$ 2,300,000.00	72.0%	\$ 67.90	\$ 156,172.78	\$ 43,728.38	\$ 19.01
Year 6	2027	\$ 2,300,000.00	50.0%	\$ 68.92	\$ 158,515.38	\$ 79,257.69	\$ 34.46
Year 7	2028	\$ 2,300,000.00	50.0%	\$ 69.95	\$ 160,893.11	\$ 80,446.55	\$ 34.98
Year 8	2029	\$ 2,300,000.00	50.0%	\$ 71.00	\$ 163,306.50	\$ 81,653.25	\$ 35.50
Year 9	2030	\$ 2,300,000.00	50.0%	\$ 72.07	\$ 165,756.10	\$ 82,878.05	\$ 36.03
Year 10	2031	\$ 2,300,000.00	50.0%	\$ 73.15	\$ 168,242.44	\$ 84,121.22	\$ 36.57
Year 11	2032	\$ 2,300,000.00	33.3%	\$ 74.25	\$ 170,766.08	\$ 113,730.21	\$ 49.45
Year 12	2033	\$ 2,300,000.00	33.3%	\$ 75.36	\$ 173,327.57	\$ 115,436.16	\$ 50.19
Year 13	2034	\$ 2,300,000.00	33.3%	\$ 76.49	\$ 175,927.48	\$ 117,167.70	\$ 50.94
Year 14	2035	\$ 2,300,000.00	33.3%	\$ 77.64	\$ 178,566.40	\$ 118,925.22	\$ 51.71
Year 15	2036	\$ 2,300,000.00	33.3%	\$ 78.80	\$ 181,244.89	\$ 120,709.10	\$ 52.48
Total					\$ 2,454,668.72	\$ 1,176,726.08	

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**COST/BENEFIT ANALYSIS**  
**Required by §859-a(3) of the**  
**New York General Municipal Law**

Feb 6 2020

Name of Applicant: Bonacio Construction-Project Polaris

Description of Project: Commercial

Name of All Sublessees or Other Occupants of Facility: TBA  
R&D and Tech/CyberSecurity Tenants  
   
 

Principals or Parent of Applicant: Alfio Bonacio Jr.

Products or Services of Applicant to be produced or carried out at facility:    
 

Estimated Date of Completion of Project: May-21

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  
X Mortgage Recording Tax Abatement  
X Real Property Tax Abatement

**Project Costs**

Land Acquisition	\$ 225,000
Existing Building(s) ACQUISITION	
Existing Building(S) RENOVATOIN	
NEW Building(s) CONSTRUCTION	\$ 7,134,600
Installation Costs	
Site Preparation/Parking Lot Construction	\$ 500,000
Machinery & Equipment (other than furniture)	
Furniture & Fixtures	
Architectural & Engineering	\$ 466,500
Legal Fees (applicant, IDA, bank, other counsel)	\$ 62,000
Financial (all costs related to project financing)	\$ 211,828
Permits	\$ 250
Other	\$ 112,250
Agency Fee	\$ 46,045
<b>TOTAL COST OF PROJECT</b>	<b>\$ 8,758,473</b>

soft cost associated with development and lease

**Assistance Provided by the Following:**

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	
Other Loans - Please indicate source & Amount:	

**Company Information**

Existing Jobs	90
Created Jobs FTE (over three years)	22
Retained Jobs	90

**Average Salary of these Positions**

\$	109,212
\$	101,591
\$	109,212

**Earnings Information for Oneida County**

Average Salary of Direct Jobs for Applicant	\$ 109,212
Average of County Indirect Jobs	\$ 25,000
Average of Construction Jobs	\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment  
Construction Person Years of Employment: **38**

**Calculation of Benefits (3 Year Period)**

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 7,207,992	\$ 306,340
Existing	\$ 29,487,240.00	\$ 1,253,207.70
Indirect Jobs		
Created	\$ 4,125,000	\$ 175,313
Existing	16875000	717187.5
Construction - only one year		
Person Years	\$ 1,221,536	\$ 51,915
<b>TOTALS Calculation of Benefits (3 Yr Period)</b>	<b>\$ 58,916,768</b>	<b>\$ 2,503,963</b>

**TAXABLE GOODS & SERVICES**

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 2,594,877	\$ 253,001
	Existing	0.36	\$ 10,615,406.40	\$ 1,035,002
Indirect Jobs	Created	0.36	\$ 1,485,000	\$ 144,788
	Existing	0.36	\$ 6,075,000.00	\$ 592,313
Construction - only one year	Person Years	0.36	\$ 439,753	\$ 42,876
<b>TOTAL TAXABLE GOODS &amp; SERVICES</b>			<b>\$ 21,210,036</b>	<b>\$ 2,067,979</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.

	Municipality
Tax Rate for School District where facility is located:	Rome
Tax Rate for Municipality where facility is located:	Rome
Tax Rate for County:	Oneida
Total Rate:	
Real Property Taxes Paid: \$	

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement	\$ 1,277,943
Mortgage Tax Abated (.75%)	\$ 52,533
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 225,400
Total:	\$ 1,555,876

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.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

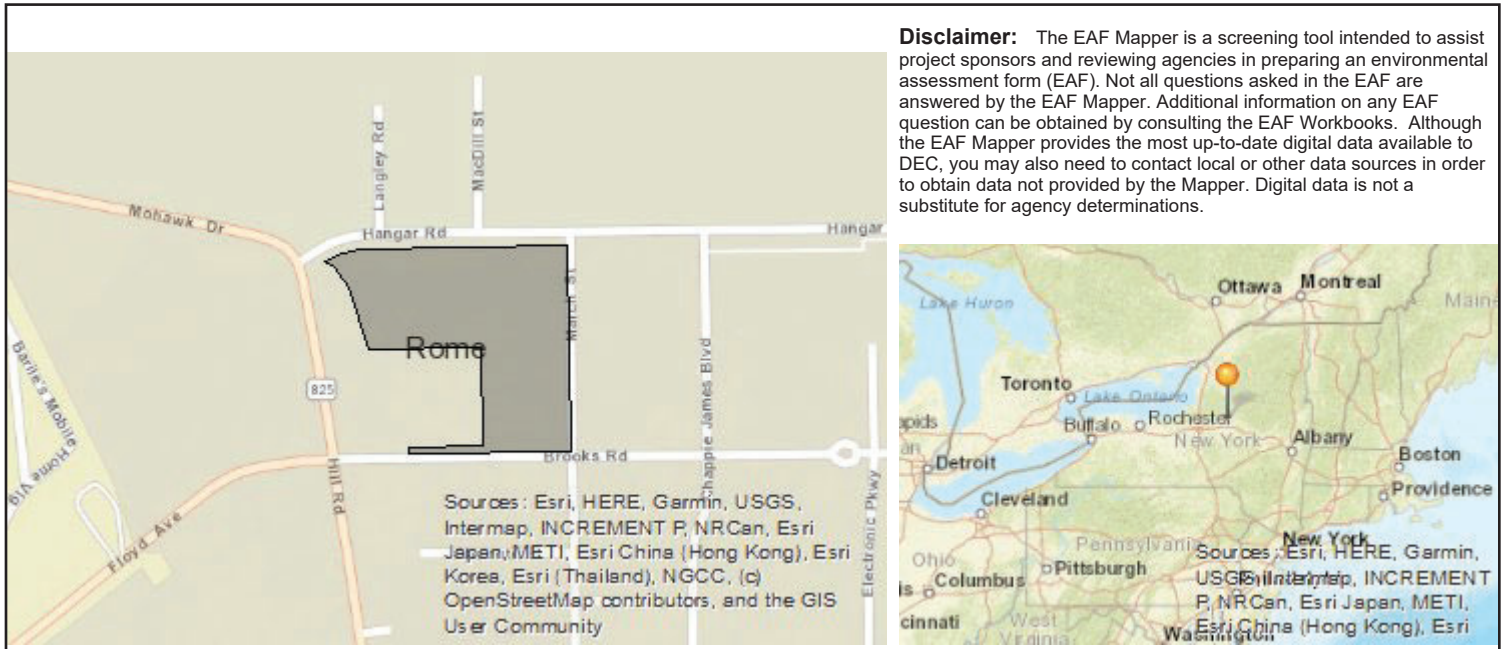
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Project Polaris</b>			
Project Location (describe, and attach a location map): Parcel within Griffiss Business and Technology Park, between Hangar and Brooks Roads and west of March Street			
Brief Description of Proposed Action: Development of two (2) office buildings, associated parking, pedestrian amenities and infrastructure.  Site Plan application is being filed simultaneously with GLDC's application for Subdivision. In order to avoid segmentation, the SEQR coordinated review will be performed for the entire project, including subdivision, during the Site Plan Review process.			
Name of Applicant or Sponsor: <b>Bonacio Construction, Inc.</b>		Telephone: <b>518-584-9007</b>	
		E-Mail: <b>kate@bonacio.com</b>	
Address: <b>18 Division Street, Suite 401</b>			
City/PO: <b>Saratoga Springs</b>		State: <b>NY</b>	Zip Code: <b>12866</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Oneida County Industrial Development Agency, City of Rome Planning Board, Oneida County Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.85 acres	
b. Total acreage to be physically disturbed?		5.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.85 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <b>Office, Department of Defense support</b> <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. 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?  b. 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?	NO <input checked="" type="checkbox"/>  <input type="checkbox"/>	YES <input type="checkbox"/>  <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES <input type="checkbox"/>  <input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Traditional and green infrastructure practice will be envelope to manage quality and runoff.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) hazardous waste? If Yes, describe: _____ Delisted from national priorities list. Supporting documentation to follow. _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Alfio Boracchio Jr.</u> Date: <u>2/4/2020</u></p> <p>Signature: <u>[Signature]</u> Title: <u>President</u></p>		



**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.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes