

TERMS OF FINANCIAL ASSISTANCE
Board Summary For July 25, 2025

Company: **Lewiston Clinton Townhomes LLC, 194 Clinton Rd, New Hartford**

Description of Project: Market Rate Rental Housing Units

Construction of two, five dwelling unit buildings and 4, six dwelling unit buildings for a total of 34 new dwelling units in the vicinity of 137 McBride Ave., Taylor Ave and Utica Street in the Village of Clinton. The attached project summary references a number of site preparation efforts that have already been undertaken including building demolition and contaminated soil remediation. The project will not involve the abandonment of a facility.

Total Project Cost: **\$ 8,944,500**

Request for Financial Assistance

Sales tax exemption valued at **\$ 337,750.**

Mortgage recording tax exemption valued at **\$ 50,063.**

PILOT Benefit estimated at **\$ 248,722.**

Total Estimated Benefit Value: \$ 636,535.

PILOT Description: **10 year- Housing/Tier 1 Exemption Schedule** – Housing Score: **70 points.** Percentage PILOT. Consistent with UTEP-Housing.

Affected Tax Jurisdictions: **County of Oneida, Town of Kirkland, Village of Clinton, Clinton Central School.**

Current real estate taxes or current PILOT on property **\$ 18,800±**

Company Obligations for Financial Assistance

1. Completion of the project.
2. 1 FTE created within 3 years of project completion



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

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.

LEWISTON CLINTON TOWNHOMES LLC

Project Name

07/08/2025

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:

LEWISTON CLINTON TOWNHOMES LLC

1(b) Principal Address:

194 CLINTON RD.

NEW HARTFORD, NY

1(c) Telephone/Facsimile Numbers:

315 724-0562

1(d) Email Address:

MARK@LEWISCUSTOMHOMESINC.COM

1(e) Secondary Email Address

LUKE@LEWISCUSTOMHOMESINC.COM

1(f) Contact Person:

LUKE LEWIS

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: LEWISTON CLINTON TOWNHOMES LLC

EIN #: 331815178

☐

DISC

☐

Other(specify)

1(h) State of Organization (if applicable)

NEW YORK

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>
Robert L Lewis	Kellogg Rd. Clinton NY	25%
Michael A. Lewis	South St. Clinton NY	25%
Daniel A., Lewis	royal lane Pierre, SD	25%
Mark C. Lewis	12175 6th St east Treasure Island, FL	25%

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

LEWIS CUSTOM HOMES INC.	OWNERS AND OWNERSHIP PERCENTAGE ALL
SAME	
LEWITON AT WHITE ST LLC	AS 2(A)
LEWISTON AT CLINTON ST LLC	
LEWIS BROTHER LLC	
LB CONSTRUCTION LLC	
LS SOLAR LLC	
SIWEL INC.	

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

SEE RESPONSE TO 2(B) ABOVE

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title:	Daniel Mannion
Firm:	Hancock Estabrook LLP
Address:	100 Madison Street
	Syracuse, NY 13202
Telephone/Fax:	315 565-4500
Email:	dmannion@hancocklaw.com

3(b) Applicant's Accountant

Name/Title:	John L. Savage, CPA
Firm:	
Address:	2077 Hanover Rd.
	Waterville, NY 13480
Telephone/Fax:	315 725-4333
Email:	info@johnsavage.com

Business Description

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

LEWISTON PROPERTIES THROUGH ITS AFILATED COMPANIES DEVELOPES, BUILDS, OWNS AND MANAGES APARTMENT COMPLEXES IN CENTRAL NEW YORK, PRIMARILY IN THE TOWN OF KIRKLAND AREA. WE HAVE BEEN IN BUSINESS FOR OVER 25 YEARS. WE TAKE PRIDE IN PROVIDING THE BEST TENANT SERVICE IN OUR MARKET. WE CURRENTLY OWN OVER 300 UNITS.

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.

see addendum #1

Reasons for Project

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

THE NEED FOR ADDITIONAL HOUSING UNITS IN CENTRAL NEW YORK IS WELL DOCUMENTED THROUGH THE ONEIDA COUNTY HOUSING STUDY 2025. THE APARTMENTS TO BE BUILT ARE MARKET RATE 2 BEDROOM TOWNHOUSE STYLE. THESE TYPES OF UNITS APPEAL TO THE DEMAGRAPHS THAT WILL BE EMPLOYED BY THE INDUSTRIES RELOCATING TO ONEIDA COUNTIES GROWING ECONOMY. THE LOCATION IS 20 MINUTE DRIVE TO ROME GRIFISS INDUSTRIAL PARK. WORKING PEOPLE BETWEEN THERE LATE TWENTIES AND EARLY SIXTIES ARE OUR PRIMARY TENANT. THE SITE WAS SELECTED DUE TO THE ACCESS TO SIDEWALKS AND VILLAGE GREEN. THE PROJECT FITS IN TO OUR MANAGEMENT AREA FOCUS. LEWISTON PROPERTIES FOR PAST 10 YEARS RUNS AT FULL OCCUPANCY AND NEEDS ADDITIONAL NEW CONSTRUCTION APARTMENT INVENTORY TO FILL OUR DEMAND.

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

DUE TO THE HIGH COST OF BUILDING NEW HOUSING UNITS, THE ASSISTANCE WILL HELP MAKE THE PROJECT VIABLE SO AS THE VALUE WILL BE CLOSE TO THE COST. BASED ON THE PROJECTED RENTS, WITHOUT ASSISTANCE, THE PROJECT COSTS MAY EXCEED THE VALUE DEEMING THE PROJECT NOT FEASIBLE.

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?

THE PROJECT MAY NOT BE FEASIBLE.

6(d) Will the proposed project result in the Applicant or any project occupant moving from one area of the New York State to another area of the State or abandoning one or more facilities within the State

☐ Yes ☒ No

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant or project occupant in its respective industry?

☐ Yes ☒ No

Is the proposed project reasonably necessary to discourage the applicant or project occupant from removing such other plant or facility to a location outside of New York State?

☐ Yes ☒ No

6(e) If you answered YES to any of the questions in 6(d) above, 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 below.

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).

Between 2007 and 2017, Lewiston at Clinton St. LLC accessed OCIDA sales tax exemption and mortgage recording tax exemption benefits on Phases 2 through 5 of the Pheasant Run apartment complex at 100 Pheasants Run in Kirkland.

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 type="checkbox"/> Back office operations | <input type="text"/> % |
| <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 checked="" type="checkbox"/> Residential housing (specify) <u>34 townhouse apartments</u> | <input type="text" value="100"/> % |
| | <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"/> Fill-in Real Property Tax Abatement (value of PILOT savings): \$	248,722
<input checked="" type="checkbox"/> Mortgage Tax Exemption (.75%) \$	50,062.50
Amount of mortgage: \$ 6675000 (fill-in)	
<input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$	337,750.00 (Not available for solar)
Value of goods/services to be exempted from sales tax: \$ 3860000 (fill-in)	
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$	

**** TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 636,535**

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.

**** 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:

137 McBRIDE AVE.

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

CLINTON, NY, TOWN OF KIRKLAND NY

7(c) School District:

CLINTON CENTRAL SCHOOL

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

VACANT BUILDINGS

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

R-2P

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 WILL CONSIST OF GROUND UP NEW CONSTRUCTION OF 6 BUILDINGS WITH A TOTAL OF 34 TOWNHOUSE STYLE APARTMENTS. THE APARTMENTS WILL FEATURE 2 BEDROOMS AND 1 AND 1/2 BATHS. THE APROXIMATE SQUARE FOOTAGE WILL BE 1200. +/-.

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.

DEMOLITION OF 6 BUILDINGS AND CLEANUP OF CONTAMINATED SOILS HAS BEEN COMPLETED. SEE CLOSEOUT LETTER SENT TO DEC AS AS ADDENDUM #2

If No, indicate the estimated dates of commencement and completion:

Construction Commencement: August 1 2025

Construction completion: August 1 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.

THE PROPERTY WAS REZONED TO MEET THE INTENDED USE. THE SITE PLAN WENT THROUGH THE PLANNING BOARD OF CLINTON AND WAS APPROVED BY ALL REQUIRED AGENCIES.

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? 50 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:	LEWISTON CLINTON TOWNHOMES LLC
Address:	194 CLINTON RD.
	NEW HARTFORD, NY 13413
Telephone:	315 724-0562
Balance of Mortgage:	0
Holder of Mortgage:	0

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.

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.

Owner and Applicant the same

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.

Applicant will own facility

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.

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.

N/A

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? _____ 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.

135

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.

Applicant will add 1 full time maintainace position and also utilize subcontractors for maintainace.

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 BEFORE Project 0	Location 1	Location 2	Location 3	Location 4	Location 5	
Address in NYS	0					Total
Full-Time Company	0					0
Full-Time Independent Contractors	0					0
Full-Time Leased	0					0
A. Total Full-Time BEFORE	0	0	0	0	0	0
Part-Time Company						0
Part-Time Independent Contractors						0
Part-Time Leased						0
B. Total FTE Part-Timers BEFORE						0
C. Total FTE BEFORE*	0	0	0	0	0	0

*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	1					1
	Full-Time Independent Contractors						0
	Full-Time Leased						0
A.	Total Full-Time AFTER	1	0	0	0	0	1
	Part-Time Company						0
	Part-Time Independent Contractors						0
	Part-Time Leased						0
B.	Total FTE Part-Timers AFTER						0
C.	Total FTE AFTER *	1	0	0	0	0	1

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
A.	Full-Time	1					1
B.	FTE Part-Timers						0
C.	Total AFTER	1	0	0	0	0	1

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

Provide Any Notes To Job Information Below

	Retained Jobs		Created Jobs	
SALARY AND BENEFITS	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	\$	%	\$	%
Administrative	\$	%	\$	%
Production	\$	%	\$	%
Independent Contractor	\$	%	\$	%
Other	\$	%	\$ 50000.	50 %
Overall Weighted Average	\$	%	\$	%

*** 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:

531110

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	\$	300,000	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$		
Existing Building(s) RENOVATION	\$		
NEW Building(s) CONSTRUCTION	\$	7,720,000	
Site preparation/parking lot construction	\$		
Machinery & Equipment that is TAXABLE	\$		
Machinery & Equipment that is TAX-EXEMPT	\$		
Furniture & Fixtures	\$		
Installation costs	\$		
Architectural & Engineering	\$	100,000	
Legal Fees (applicant, IDA, bank, other counsel)	\$	20,000	
Financial (all costs related to project financing)*	\$	750,000	
Permits (describe below)	\$	10,000	
Other (describe below) ie: solar decommissioning expense)	\$		

Other:	Cost:	Subtotal \$	8,900,000
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 ¹ \$	44,500
		Total Project Cost \$	8,944,500

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

¹ **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

Permit/Other Information

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.

APPLICANT WILL USE ITS EQUITY AND CREDIT LINE WITH PATHFINDER BANK TO BUILD OUT THE PROJECT.

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: ----- \$ 6,544,500

Equity (excluding equity that is attributed to grants/tax credits) -- \$ 2,400,000

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"/>	<div></div>
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: \$ 8,944,500**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 <u>Land</u> Assessment	Current <u>Building</u> Assessment	Current <u>Total</u> Assessment	Current <u>Total Taxes</u> Amount (\$)	Estimated <u>Post-Project</u> Assessment
337.015-1-17			65000.	4800	0
337.015-1-17.1			85000.	6200	0
337.015-1-18			52930.	3800	0
337.015-1-26			55000.	4000	0
new consolidated parcel			0	0	510000.

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):

RECEIVER OF TAXES

100 NORTH PARK ROW

CLINTON, NY 13323

13(e) Address of Receiver of School Taxes:

CLINTON CENTRAL SCHOOL

75 CHENANGO AVE.

CLINTON, NY 13323

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 SEQR 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 SEQR 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 SEQR 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: ½ 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 – ½ of 1% of total project cost.
- Above \$10.0 Million project – ½ of 1% of total project cost up to \$10.0 Million plus incremental increase of ¼ 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 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) ss.:

Mark C. Lewis, being first duly sworn, deposes and says:

1. That I am the member (Corporate Office) of Lewiston Clinton Townhomes 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 18th day of July, 2025.

SUSAN E. KIEL
Notary Public, State of New York
No. 01KI6145008
Appointed in Oneida County
My Commission Expires May 1, 2026

Susan E. Kiel
(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: _____

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.



APPLICATION FOR FINANCIAL ASSISTANCE

Housing Project

ADDENDUM

Please complete this addendum and submit Pages 1-2, including any required supplemental information requested, along with the Standard OCIDA Application for Financial Assistance

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).**

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

1(b) 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.

Currently the property has 6 structures on it. All are vacant. All structures will be removed to make way for the new construction of 34 Townhouse apartment units which will have access to the village sidewalk.

1(c) 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.

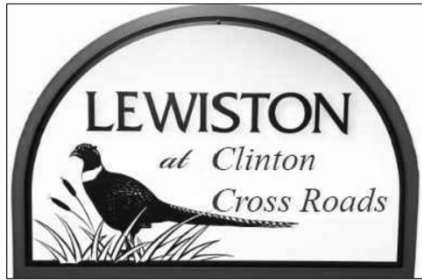
The current infrastructure will not need any upgrades or improvements to accept the apartments to be constructed.

1(d) 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.

The project will be residential apartment units only.

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

The project will be adjacent to the proposed Kirkland trail system. Allowing residence to access without leaving the property. It will also include sidewalks connecting into the village of Clinton.



PROJECT SUMMARY

SITE-

Village of Clinton- 137 McBride Avenue
Parcel bordering McBride Avenue, Taylor Avenue and Utica Street

APPLICANT:

LEWISTON PROPERTIES
194 Clinton Road
New Hartford, New York 13413
Ph (315) 724-0562

ENGINEER:

HOGAN ENGINEERING, P.C.
1721 Black River Boulevard
Rome, New York 13440
Ph (315) 338-5780

PROJECT

Combine and develop three existing parcels, occupied by vacant buildings and residence, into a multifamily neighborhood (2 Buildings with 5 dwelling units and 4 Buildings with 6 dwelling units) that complement the Village of Clinton's goals to utilize new job creation; adaptive reuse of underutilized vacant parcels and continue to create a sustainable, walkable, diverse community.

The site borders on the north with an open space along with a tree lined Sherman Brook; on the east by Utica Street, a main route to the Village Park; on the south by Taylor Avenue; and on the west by a former rail parcel currently owned by National Grid.

The Project also includes demolition of four wood framed and a single story masonry buildings as well as soil remediation for the brownfield area. To be progressive and look to the future, decarbonization will be enhanced throughout the Project. For new building construction, more efficient manufacturing of building materials, and the use of greener materials such as wood from sustainably managed forests, non-toxic recycled materials, or concrete that incorporates CO2 will reduce emissions.

The new construction will also be built with Residential Building Codes of New York State and applications meeting or exceeding the New York State Energy Conservation regulations.

TAX PARCEL

No. 337.015-1-lots 17, 18 and 26. During the development process, the three lots will be combined to one lot.

ZONING DISTRICT

Existing Zoning: Village of Clinton-

C2- General Commercial District and

R-2P- Planned Residential District

Proposed Zoning: Request for relief to utilize the General Commercial District for Planned Residential District

PARCEL DIMENSIONS

Frontage: Utica Street (State Route 12B) or Taylor Avenue

Depth: average 400+/-feet

Acreage: 3 acre +/-

Conceptual layout of the structure indicates a request for a zoning variance will be required for land use and building setbacks offsets. The request will comply with local requirements set forth by the Village of Clinton.

TOPOGRAPHY

The parcels are predominately gently sloping contours. The south west corner ascends to the north east corner. Grading contours indicate that the site slopes downward generally in a westerly direction.

BUILDING

The four (4) multi-family townhouses will be approximately 32 feet wide by 124 feet long and two (2) multi-family townhouses will be approximately 32 feet wide by 104 feet long . The exterior construction will consist of concrete foundation with wood framing protected by engineered siding. The eave height will be approximately 18 feet above finished grade with the ridge line approximately 22 feet above finished grade. Similar to the Lewiston Properties on Meadow Street, Clinton and N.Y.S. Rte5 in the Town of Kirkland



SITE AMENITIES

The location of the site provides multiple choices for the residences. The Village Green is within a 5 minute walk. The center of Clinton presents a host of local shops, services, banking and a seasonal Farmer's Market. The Kirkland Art Center and the Clinton Arena are also venues within a few minutes of the site.

LANDSCAPING AND DRAINAGE

The site is partially surrounded by adjacent neighboring trees. The site will incorporate additional landscaping features to enhance the building, parking and walking surfaces. The existing stormwater runoff flows predominately eastward. Any increase in rate of flow will be addressed with conventional Stormwater Management Practices.

The westerly line is bordered by a flood plain as defined by the F.E.M.A. Village of Clinton F.I.R.M. mapping. The project will utilize flood risk management practices for reduction of community risk and enhancement of resiliency.

PUBLIC WATER SUPPLY

Public water supply is available from the Village of Clinton. The facility will require approximately 10,200 to 13,600 gallons of water per day. The design peak usage is 5,400 gallons (conservative value) per day. The water service work will be in accordance with specifications set forth by the Village of Clinton Water Department.

WASTEWATER TREATMENT

Wastewater from the facility will discharge into a nearby public sanitary sewer operated by the Village of Clinton. The facility will discharge an average of 12,000 gallons of wastewater per day. The design peak discharge is 5,400 gallons per day.

VEHICULAR MOVEMENT

Vehicular traffic will only be accessible from McBride Avenue. The existing curb cut along Utica Street will not be used. The area between Utica Street and the proposed buildings will be converted to green space and a trail.

The townhouse residences, like other Lewiston Properties, provide approximately 80 vehicle parking spaces. The afternoon peak hour usually generates more trips than the morning with 28 vehicle trips. Signs will be available to assist the vehicles with egress and exit from McBride Avenue.

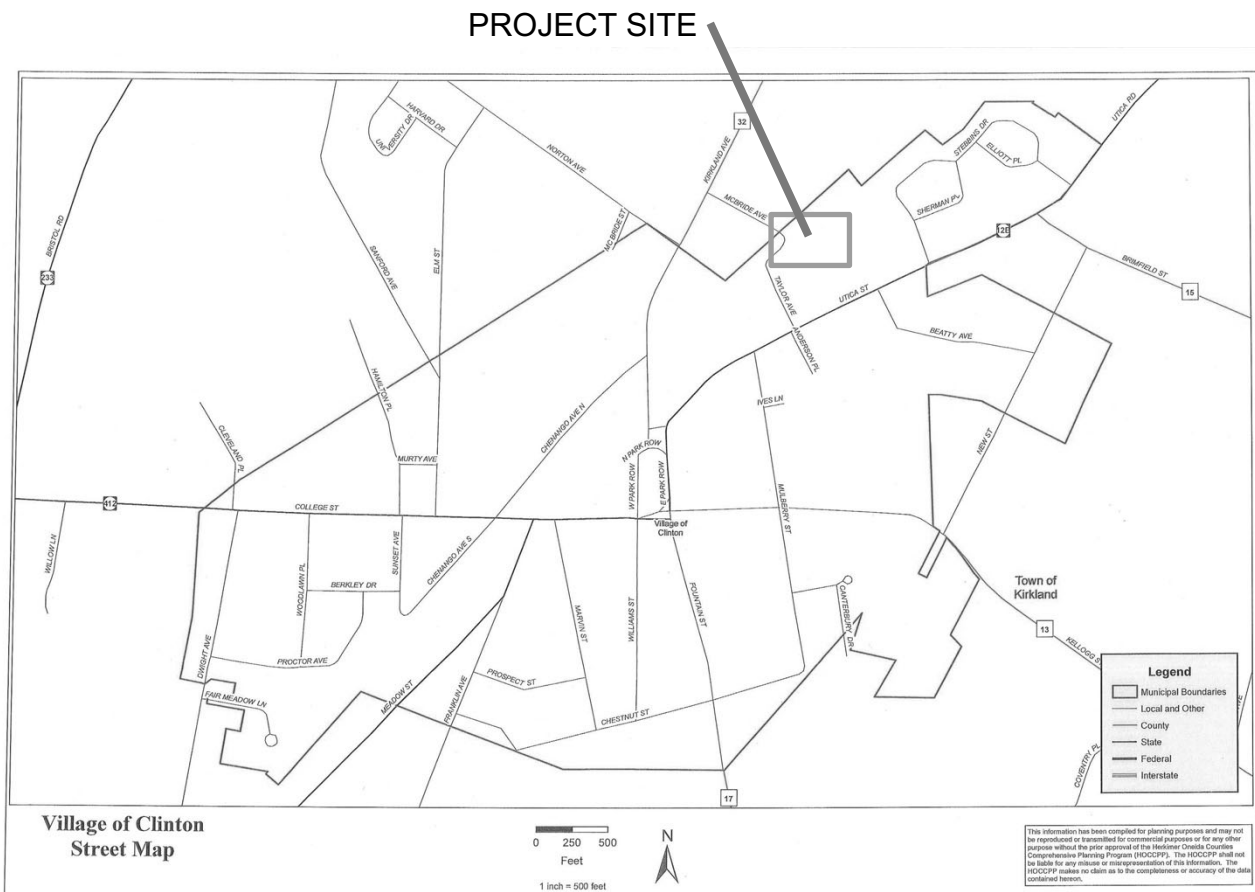
The parcel is large enough to store at least two vehicles per dwelling unit as well as parking for visitors to the site, without accumulating off the property. Traffic circulation will also be sufficient for the ease of emergency vehicles.

Based on the current traffic flow along Utica Street, the trips generated to and from the Lewis site will not impact the current traffic. The N.Y.S.D.O.T calculates that the annual average daily traffic of 10,905+/-vehicles pass by the site, which includes six percent of truck traffic. Traffic along Taylor Avenue and Beatty Avenue is considerably less.

The surfaces of the site will predominantly consist of compacted subgrade, 8 inches of granular subbase material. The finished grade will consist of 4 inches of an asphalt wearing surface.

SITE ELECTRIC

Exterior surface mounted lights will be installed on the faces of the building. In addition, pole mounted lighting will be installed at the entrance of the site and randomly placed in walking areas. All exterior lighting will be energized from dusk to dawn using a photocell. No source of lighting will be directed to any public street or adjacent property.



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: LEWISTON AT CLINTON CROSS ROADS ON BEHALF OF LEWISTON CLINTON TOWN HOMES, LLC		
Project Location (describe, and attach a general location map): 137 McBRIDE AVENUE, CLINTON, N.Y. SEE ATTACHED MAP		
Brief Description of Proposed Action (include purpose or need): develop three existing parcels, occupied by vacant buildings and residence, into a multifamily neighborhood (6 Buildings, 34 dwelling units) that complement the Village of Clinton's goals to utilize new job creation; adaptive reuse of underutilized vacant parcels and continue to create a sustainable, walkable, diverse community. The site borders on the north with an open space along with a tree lined Sherman Brook; on the east by Utica Street, a main route to the Village Park; on the south by Taylor Avenue; and on the west by a former rail parcel currently owned by National Grid.		
Name of Applicant/Sponsor: LEWISTON CLINTON TOWN HOMES, LLC	Telephone: 315-794-4507	
	E-Mail: LUKE@LEWISCUTOMHOMESINC.COM	
Address: 194 CLINTON ROAD		
City/PO: NEW HARBOR	State: NEW YORK	Zip Code: 13413
Project Contact (if not same as sponsor; give name and title/role): LUKE LEWIS, MANAGING PARTNER	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		MARCH 2025
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	VILLAGE OF CLINTON PLANNING BOARD	MARCH 2025
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	VILLAGE OF CLINTON ZONING BOARD	MARCH 2025
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	VILLAGE OF CLINTON- DPW- WATER & SEWER	MARCH 2025
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ONEIDA COUNTY PLANNING	MARCH 2025
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC, NYSDOT	MARCH 2025
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA- Letter of Map Revision Based on Fill (LOMR-F)	MARCH 2025
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):

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):

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>C2- GENERAL COMMERCIAL; R-2P PLANNED RESIDENTIAL</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. What is the proposed new zoning for the site? <u>VARIANCE REQUEST FOR MULTIFAMILY HOUSING</u>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>CLINTON CENTRAL SCHOOL DISTRICT</u>	
b. What police or other public protection forces serve the project site? <u>VILLAGE OF CLINTON POLICE</u>	
c. Which fire protection and emergency medical services serve the project site? <u>VILLAGE OF CLINTON VOLUNTEER FIRE DEPARTMENT</u>	
d. What parks serve the project site? <u>KIRKLAND TRAILS</u>	

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)? <u>RESIDENTIAL</u>	
b. a. Total acreage of the site of the proposed action?	<u>3</u> acres
b. Total acreage to be physically disturbed?	<u>2.5</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>3</u> acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) <u>1</u> month <u>2025</u> year • Anticipated completion date of final phase <u>6</u> month <u>2027</u> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				5 BUILDING, 6 DU PER BLDG
At completion of all phases				PLUS 1 BUILDING, 5 DU

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No
If Yes:
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____ height: _____ width: _____ and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ 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: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? ☐ Yes ☒ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
• Volume (specify tons or cubic yards): _____
• Over what duration of time? _____
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

- 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: _____ 10,500 - 14,000 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: VILLAGE OF CLINTON WATER DEPARTMENT
 - 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: INSTALLATION OF WATER MAIN & DISTRIBUTION LINES TO SUPPLY THE FIVE BUILDINGS (35 DU)
 - Source(s) of supply for the district: _____
- iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:
- Applicant/sponsor for new district: _____
 - Date application submitted or anticipated: _____
 - Proposed source(s) of supply for new district: _____
- v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
- vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

- d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:
- i. Total anticipated liquid waste generation per day: _____ 10,500 - 14,000 gallons/day
- ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater
- iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:
- Name of wastewater treatment plant to be used: VILLAGE OF CLINTON WASTEWATER TREATMENT
 - Name of district: _____
 - Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
 - Is the project site in the existing district? ☒ Yes ☐ No
 - Is expansion of the district needed? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
INSTALLATION OF SEWER MAIN & COLLECTION PIPING TO SERVICE THE FIVE BUILDINGS (35 DU)

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

☒ Yes ☐ No

If Yes:

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

_____ Square feet or _____ 1.25 acres (impervious surface)

_____ Square feet or _____ 3 acres (parcel size)

ii. Describe types of new point sources. SWALES; SHEET FLOW; SHALLOW BASIN

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)?

ON-SITE SURFACE RUNOFF BASINS

- If to surface waters, identify receiving water bodies or wetlands:
SHERMAN BROOK- WATER INDEX H-240-223

- Will stormwater runoff flow to adjacent properties?

☒ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials, or collect and re-use stormwater?

☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?

☐ Yes ☒ No

If Yes, identify:

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

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?

☐ Yes ☒ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)

☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

If Yes:

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

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

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

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

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

If Yes:

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

☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 0 Proposed 70 Net increase/decrease +70

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:
NEW DRIVEWAY TO ACCESS MCBRIDE AVENUE

vi. Are public/private transportation service(s) or facilities available within 1/2 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: _____

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

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

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

i. During Construction:

- Monday - Friday: 7 AM - 4:30 PM
- Saturday: 7 AM - 12:00 PM
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: RESIDENCE 24/7
- Saturday: RESIDENCE 24/7
- Sunday: RESIDENCE 24/7
- Holidays: RESIDENCE 24/7

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?

☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting?

☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

3 FLOOD LIGHTS PER BUILDING, 250 W, MOUNTED AT EAVE LINE 18 FT ABOVE FINISHED GRADE

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?

☐ Yes ☒ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?

☐ Yes ☒ No

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?

☐ Yes ☒ No

If Yes:

i. Product(s) to be stored

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

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?

☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?

☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?

☐ Yes ☐ No

If Yes:

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

- Construction: tons per (unit of time)
- Operation: tons per (unit of time)

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

- Construction:
- Operation:

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

- Construction:
- Operation:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☒ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

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	0.50	1.75	+ 1.25
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.50	1.25	- 1.25
• 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 Describe: _____			

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:

SITE IS +/- 1,500' FROM THE PROPERTY LINE OF CLINTON CENTRAL SCHOOL-

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

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

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

If Yes:

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

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

If Yes:

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

☐ Yes - Spills Incidents database

Provide DEC ID number(s): _____

☐ 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): 633035 & V005B3 (SITE CLASS, NO FURTHER ACTION)

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

108 McBRIDE AVE has been cleaned up and closed, no further action letter according to the Voluntary Cleanup Program #V005B3

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

E.2. Natural Resources On or Near Project Site

- a. What is the average depth to bedrock on the project site? _____ > 6.5 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: TYPE A- GRAVELLY LOAM 100 %

_____ %
- d. What is the average depth to the water table on the project site? Average: _____ > 6.5 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: _____

n. Does the project site contain a designated significant natural community?

☐ Yes ☒ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

☐ Yes ☒ No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?

☐ Yes ☒ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?

☐ Yes ☒ No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

☐ Yes ☒ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present?

☐ Yes ☒ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?

☐ Yes ☒ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?

☐ Yes ☒ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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?

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name LUKE LEWIS

Date MARCH 15, 2025

Signature

Luke Lewis

Title MANAGING PARTNER

5/14/25 REVISED SHT 10 of 13 h. & h.iii

LL

PRINT FORM

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

Agency Use Only [If applicable]

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.

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) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</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 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 checked="" 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 checked="" type="checkbox"/>	<input 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: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<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. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<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 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"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part I. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		<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 checked="" 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. Cite Source: _____	D2c	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part I. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		<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 floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2c	<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: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <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:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<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: _____		<input 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.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <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"/>

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. 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. Habitat type & information source: _____	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: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<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"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</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. 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: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <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: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</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 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. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3c, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<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 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.	D2c, E1b, E2h, E2m, E2o, 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, 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, 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: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<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 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: _____		<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 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: _____		<input 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 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: _____		<input 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 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"/>

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: _____ _____		<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 I.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 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 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, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

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

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

☐ NO☒ 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 E1a, E1b	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" 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, D1d, D1f, D1d, E1b	<input checked="" 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 D2j	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

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

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

☐ NO☒ 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 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 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. 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 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.

- THERE ARE NO MODERATE OR LARGE IMPACTS IDENTIFIED BASED ON THE SUBMITTED SITE PLAN.

- SEE ATTACHED SEQR-ENB NOTICE FOR CONDITIONED NEGATIVE DECLARATION, AND CORRESPONDING FOLLOW UP DOCUMENTS PERTAINING TO THE SPECIFIC CONDITIONS IMPOSED, IF ANY.

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

- SEQR-ENB NOTICE OF CONDITIONED NEGATIVE DECLARATION

- LETTER DATED 7/9/2015 BY NYS DEC REGARDING SPILL NO. 2501551 AND CORRESPONDING "SPILL CLOSURE REPORT" DATED 7/1/2015.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
VILLAGE OF CLINTON 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:

- NO FURTHER ACTION REQUIRED FOR SPILL NO. 2501551.

- SUBMISSION FROM DEVELOPER OF SPDES GENERAL GROUNDWATER PERMIT AND/OR STORMWATER POLLUTION PREVENTION PLAN.

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: LEWISTON AT CLINTON CROSS ROADS

Name of Lead Agency: VILLAGE OF CLINTON

Name of Responsible Officer in Lead Agency: ELIZABETH TANTILLO

Title of Responsible Officer: MAYOR

Signature of Responsible Officer in Lead Agency: Elizabeth C. Tantillo

Date: July 11, 2015

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: David Brigada - Planning Board Chairman

Address: Village of Clinton 100 North Park Row
P.O. BOX 242 Clinton NY 13323

Telephone Number: 315-853-5231

E-mail: villageofclintonny.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>



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

July 9, 2025

Via Email Only: luke@lewiscustomhomesinc.com

Lewiston Clinton Townhomes, LLC
194 Clinton Road
New Hartford, New York 13413

Attn: Luke Lewis

**RE: Spill No. 2501551
Lewiston Clinton Townhomes, LLC
10 Taylor Avenue
Kirkland (T), Oneida County**

Luke Lewis:

The Department of Environmental Conservation (Department) has completed its file review for Spill No. 2501551. We have received and reviewed the *Spill Closure Report* dated July 1, 2025, submitted on your behalf by Leader Professional Services, Inc. (Leader).

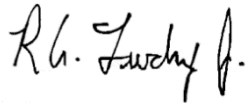
Leader oversaw the removal of petroleum-contaminated soils on May 15, May 30, and June 2, 2025. As part of this remedial effort, 253.87 tons of contaminated soil were transported to the Oneida-Herkimer Solid Waste Authority's Ava Landfill for proper disposal. Copies of the disposal receipts were included in the report.

Confirmatory soil samples submitted by Leader indicate that all areas of the excavation were adequately addressed, with the exception of one location identified as ROW-1-TAYLOR. This finding is consistent with field observations made by Department staff during the June 2, 2025 site visit. The remaining contamination is located beneath the roadway in the right-of-way (ROW) and was determined to be inaccessible for further excavation, as confirmed through communications between the Department and Dawson Tait of Leader.

Based on the information provided and site conditions, the Department has concluded that no further remedial action is required at this time, and the spill will be closed *Not Meeting Standards*, effective July 8, 2025.

Nothing contained herein shall be construed as barring, diminishing, or in any way limiting the Department's authority under the Navigation Law or the Environmental Conservation Law, including the authority to require additional remedial work, if necessary.

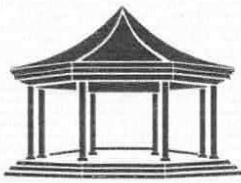
If you have any questions or concerns, please feel free to contact me at (315) 793-2520, or by email at richard.furlong@dec.ny.gov.

A handwritten signature in black ink, appearing to read "R.A. Furlong Jr." with a stylized flourish at the end.

Richard A. Furlong Jr.
Environmental Program Specialist 1
Region 6 – Utica

RAF/cmd

ec: Dawson Tait, Project Scientist, Leader (dtait@leaderlink.com)
Elizabeth C. Tantillo, Mayor of Clinton (mayor@villageofclintonny.org)
David Brigida, Planning Board Chair (dbrigidaplanning@gmail.com)
David Storandt, RSE, Region 6, Watertown
Scott Reichinger, AE, Region 6, Utica
DECDOCS Spill No. 2501551



THE VILLAGE OF
CLINTON
FOUNDED 1787

Village Offices at 100 North Park Row

315-853-5231

villageofclintonny.org

Mailing Address: Village of Clinton – P.O. Box 242 – Clinton, NY 13323

PLANNING BOARD RESOLUTION

Public Hearing

June 25, 2025

PB Case # 1-2025

R2P Zone

Luke Lewis on behalf of Lewiston at Clinton Cross Roads

Site Plan Review

137 McBride Ave

Tax Map #'s 337.015-1-17

337.015-1-18

337.015-1-26

WHEREAS: The applicant, Luke Lewis/Lewiston Clinton Town Homes, LLC on behalf of Lewiston At Clinton Cross Roads is requesting Planning Board review and approval pursuant to Section 260-15 Site Development Plan Review Process and signage section 260-14, of the Village of Clinton Zoning Ordinance, and for a proposal to construct four , 6-unit multifamily townhouses that will be approximately 32' wide x 124' long and two, 5-unit multi-family townhouses that will be approximately 32' wide x 104' long for a total of 42,976 square feet on the corner of Taylor Ave/McBride the parcel is approximately 3 acres ±; and,

WHEREAS: The site borders on the north with an open space, along with a tree lined Sherman Brook; on the east side by Utica Street, a main route to the Village Park; on the south by Taylor Ave; and on the west by a former rail parcel owned by National Grid; and,

WHEREAS: Tax Map Parcel lot Numbers 337.015-1, 17, 18, and 26, will be combined to one lot during the development process. (This will include the former/previous address sites of 8 Taylor Ave, 10 Taylor Ave and 41 ½ Utica St. The new 911 address will be 137 McBride Ave; and,

WHEREAS: The project also includes demolition of 6 buildings as follows:

- Galls Collision Building - 10 Taylor Ave
- Abandon residence at 41½ Utica St
- Vacant former chiropractor office at 9 Taylor Avenue
- Abandon residence at 43 Utica Street

- Barn at 1 McBride Avenue
- Vacant Barn, McBride Avenue

All buildings were issued sperate demolition permits by Codes Enforcement Officer, Brad Dunda; and,

WHEREAS: Public water supply is available from the Village of Clinton. Wastewater from the facility will discharge into a nearby public sanitary sewer operated by the Village of Clinton. Sanitary water/sewer permits will be required from the Village of Clinton for the 34 units; and,

WHEREAS: Vehicular traffic will only be accessible from McBride Avenue. The existing curb cut along Utica Street will not be used. The area between Utica Street and the proposed buildings will be converted to green space and a trail. The townhouse residences, similar to other Lewiston Properties, provide approximately 80 vehicle parking spaces. The parcel is large enough to accommodate at least two vehicles per dwelling as well as parking for visitors to the site.

WHEREAS: Exterior surface mounted lights will be installed on the faces of the buildings. In addition, pole mounted lighting will be installed at the entrance of the site and randomly placed in walking areas. All exterior lighting will be energized from dusk to dawn using a photocell. No source of lighting will be directed to any public street or adjacent property; and,

WHEREAS: Lewiston Construction will install a new section of sidewalk that will run from the entrance of the apartment complex and connect to the existing sidewalk on Taylor Avenue; and,

WHEREAS: The sign will be located at the entrance/exit located on McBride Avenue and the details are as follows:

- Panel Face - Routed shape, vinyl graphics
- Dimensional Lettering - "Lewiston" and "at Clinton Cross Roads" only, painted acrylic
- Aluminum Posts - Painted white
- Ground Clearance - 30" from bottom of sign face
- Structure is single-sided. Paint colors will coordinate with the Townhouse Buildings
- Overall Dimensions 72"W x 48"H

- A spec sheet has been drawn by Valley Signs and dated 5/20/25
- The sign will not be more than 5 feet in height nor less than 10 feet from any side property; and,

WHEREAS: The applicant requested an Amendment to the Village of Clinton Zoning Law pursuant to the provisions of the Village Law of the State of New York and Chapter 260 of the Village of Clinton Zoning Law. A public hearing duly held in the Village of Clinton, New York, in accordance with said laws, the Board of Trustees on the 7th day of April, 2025, and they adopted the following amendment to its Zoning Law and zoning map:
Resolved, that the zoning for the Lewis property located at Taylor Ave (337.015-1-18 and Utica Street (337.015-1-26) within the Village be amended from C-2 and R-1 to R2P (Planned Residence District) consistent with the zoning on their adjacent parcel on McBride Ave (337.015-1-17); and,

WHEREAS: Two ZBA Variances were requested by the applicant for the following:

- R-2P Zoning district regulations prohibit having more than 1 building unit on a single lot. The applicant was granted a use variance to allow for multiple dwellings on March 25, 2025.
- An area variance was also granted for the frontage on McBride Ave for the Lewiston at Clinton Cross Roads project on March 25, 2025

WHEREAS: Final site plans approved by the Village Planning Board at the Public Hearing are dated 5/16/25 to include revised sheets C2.3, C2.4 and D1.0 that are dated 6/16/2025 and drawn by Timothy M. Hogan, P.E., Hogan Engineering, P.C.; and,

WHEREAS: The project data has been sent to the following agencies for recommendations/comments:

- ✓ NYS DOT Region 2 - Michael Muha, P.E. and Robert Gaffney
- ✓ NYS Division of Historic Preservation Office
- ✓ Village of Clinton Waste Water Treatment Plant - Daniel Cunningham- Plant Manager
- ✓ Town of Kirkland Police Department Officer Shawn Occhipinti, Administrator Officer
- ✓ Village of Clinton Fire Dept. - Fire Chief, Brad Dunda

- ✓ Town of Kirkland Codes Enforcement Officer Rober Harris
- ✓ Town of Kirkland Highway Superintendent - Jon Scott
- ✓ NYS DEC - Utica Office Room 1404 - Brittany Stoots
- ✓ Village of Clinton, Department of Public Works and Water Department Superintendent, Robert Rockwell and Aaron Barnes
- ✓ Village of Clinton Engineer, Timothy O'Hara
- ✓ NYS Home and Community Renewal, Heather Spitzberg
- ✓ National Grid parcel site
- ✓ A conditioned Negative Declaration was submitted to the NYS DEC on May 20, 2025. No comments or recommendations were received in the 30 day time period; and,

WHEREAS: A letter from the NYS DEC was received on July 9, 2025 from the Division of Environmental Remediation, Region 6 regarding the spill closure Report dated July 1, 2025 submitted by Leader Professional Services, Inc; and,

WHEREAS: Engineers Report and SWPPP have been submitted to the NYS DEC by the applicant and once a letter with recommendations/comments is received it will be reviewed by Codes Enforcement Officer, Brad Dunda; and,

WHEREAS: The applicant will comply with all agency comments/recommendations; and,

WHEREAS: The Board finds that the applicant will comply with the conditions set forth in this resolution. The Board determines that the proposal for the multi family Townhouses will be in harmony, with the Village of Clinton Zoning Ordinance and will not be detrimental and not adversely affect the neighborhood. If any changes are made, the applicant must receive approval from the Planning Board; and,

WHEREAS: The proposal was submitted to the Oneida County Department of Planning 4/2/25 for their recommendation pursuant to Section 239 of General Municipal Law of the State of New York and the issued a letter with recommendation GML 239 referral comments dated 4/24/25; and,

WHEREAS: After reviewing the information contained in the full Environmental Assessment Form (EAF) completed for the proposed project, which has been declared as an Unlisted Action by the Village of Clinton as the lead agency

under the State Environmental Quality Review Act (SEQR), it was determined that the proposed project will not have any significant effects on the environment; and,; and,

- WHEREAS: The Planning Board finds that the proposal meets the requirements set forth in Sections 209-13 as well as, in Schedule A of the Zoning Ordinance.
- WHEREAS: Lewis Brothers LLC ("Applicant") on or about October 15, 2024 submitted an application to initiate a Site Plan Review, and in connection therewith included an Environmental Assessment Form ("EAF") in connection with the development of "Lewiston at Chenango Canal", now referred to as "Lewiston at Clinton Cross Roads" ("project") involving the construction of 34 town houses at a site bordered by Taylor and McBride Avenues in the Village; and,
- WHEREAS: The Planning Board with the assistance of its administrative and environmental consultants have reviewed the submissions and requested, received and reviewed various studies in connection with the Project, at its meetings held on October 15, 2024, January 13, 2025, April 14, 2025, May 12, 2025, June 9, 2025, and June 25, 2025 and in connection therewith has determined that the Project will not have a significant effect upon the environment subject to certain conditions, and based thereon has issued a conditioned negative declaration, which was submitted to the NYS DEC's Environmental Notice Bulletin for publication on May 20, 2025; and,
- WHEREAS: A notice of Public Hearing was held on June 25, 2025 was published and posted on June 11, 2025 so as to begin a 30 day public comment period regarding the proposed site plan and conditioned negative declaration concerning the project and pursuant to Section 260-16 of the Village Code entitled "Site Plan Review Process" and Section 7-725-a of the Village Law entitled "Site Plan Review", The Planning Board at such public hearing, accepted public comment concerning site plan approval for the Project;

Page 6
Lewiston at Clinton Cross Roads
Resolution PB# 1-2025

NOW, THEREFORE BE IT RESOLVED,

The Planning Board hereby confirms the conditioned negative declaration conditioned upon proof that the Project is free of hazardous materials which could affect the health and safety of occupants or conflict with the intended utilization of the property, to include but not be limited to any and potential hazards identified or described in the Phase I and Phase II Environmental Site Investigation Reports prepared by Leader Professional Services, Inc. and that the applicant submit copies of a SPDES General Groundwater Permit and/or Stormwater Pollution Prevention Plan; and be it further

The notice was published in the NYS DEC Environmental Notice Bulletin on May 20, 2025 so as to commence the 30 day public comment period.

NOW, THEREFORE, BE IT RESOLVED, BASED ON THE FOREGOING, that the Planning Board voted 5-0 to approve the site plan proposal as subject to the conditioned negative declaration stated above in this resolution to as submitted.

July 14, 2025
Date



David Brigida, Chairman

Village of Clinton Planning Board

Clinton, NY 13323

Lumbard Memorial Hall

June 25, 2025

Members Present

David Brigida, Chairman

Rachel Bartunek

Chris Evans, Alternate

Jeff Swinchatt

Rachel McNamara

Also Present

Melinda Albertine, Project Engineer

Tim Hogan

Aneesa Lewis

R. Luke Lewis

Josh Lewis

Chris Calidonna

Regina Martini

Brendan Marris

Mike Lewis

Howie Schaffer

Members Absent

Michael Lane

Mr. Brigida called the meeting of the Clinton Village Planning Board to order at 7:02 p.m.

Mr. Brigida welcomed everyone to the public meeting regarding Lewiston and Clinton Cross Roads Project. He introduced the other members of the board and stated that the board is composed of volunteers that support the Village. He also introduced Melinda Albertine the Project Engineer who has been most helpful in this endeavor.

Mr. Brigida gave an overview of the planning board process, duties and status. He then asked Luke Lewis to share some details of the project. He said that questions would be answered and that Mr. Lewis would take questions during his presentation and at the end of the meeting. Mr. Brigida stated that the Planning Board is the organization that approves building codes. The Board works with the building department to ensure codes are met and it is not the organization that approves any deviations in zoning or codes. That is the Zoning Board of Appeals.

The Planning Board works with many organizations at the local, county and state level to ensure all village laws and ordinances, county and state regulations are considered. All these organizations are informed of the project, the scope of the project and offered the opportunity to comment and/or raise issues with the project. The organizations that have been contacted are:

Oneida County Board of Planning

Town of Kirkland Police Department

NYS DOT region 2

NYS Division of Historic Preservation

Clinton Fire Department

Clinton Village Board

NYS Home and Community Renewal

Town of Kirkland Planning Codes and Zoning

Town of Kirkland Highway Superintendent

NYS Department of Environmental Conservation

Village of Clinton Public Works and Water Department

Village of Clinton Waste Water Treatment

Village of Clinton Engineer

Village Legal

No issues have been raised by these organizations. Mr. Brigida stated that all Planning Board meetings are public meetings to listen and learn about the project. All documents, drawings have been in the Village Office for anyone's review from the beginning of the project. The minutes of the meetings are published on the website.

The Planning does have some leeway to request special considerations and additions to a project. In this project the board has requested:

1. Lewis Construction install new and additional sidewalks along Taylor Avenue to Utica Street at their expense. The Village has agreed to maintain this new section.
2. Mr. Lewis has been asked to install lighting on the building that better meets the historic nature of the village.
3. It was agreed that there should no vehicle entrance or exit to Utica Street from the apartments where there was a driveway and that the corridor will be a walkway with downwards pointing lighting and new landscaping.
4. Lewis was asked to provide more architecture along the fencing on Taylor Avenue.
5. Lewis was asked that major construction noise and dust be held to a minimum and after 8:00 a.m. as best as possible.

Mr. Lewis spoke about his project. He said there will be 6 buildings with 34 units (4 buildings with 6 units and 2 buildings with 5 units). Only 2 trees will be taken down. The project has been in progress for 9 months. Most neighbors have been welcoming to the project. A total of 6 buildings were taken down.

Mr. Lewis has built other buildings in the Town, and they have been well maintained. He has been building apartments for over 30 years in the area and is looking forward to the project.

Mr. Schaffer, a member of DRI, spoke enthusiastically about the project stating that this was an opportunity to be a real neighborhood. He asked if a playground or picnic table was considered or even making the buildings different colors.

With the public section of the meeting adjourned, the Planning Board meeting continued.

The agenda was now to vote on the final site plans. Mr. Brigida said he had received all the information from the agencies and the engineers. Final stamped site plans were approved by the Board at the public hearing dated 5/16/25 to include the revised sheets C 2.3, C. 2.4 and D 1.0 dated 6/16/15 and drawn by Timothy M. Hogan, P. E., Hogan Engineering, P.C. There was a resolution made for final site plan approval from the agencies and engineers and it was seconded by Mr. Jeff Swinchatt. All the members present voted in favor. Said resolution passed. Ms. Albertine will contact with conditions to the final site approval.

The meeting was adjourned at 7:28 p.m.

The next meeting of the Village of Clinton Planning Board will be on July 14, 2025 at 7:00 pm

Respectfully submitted,

Carol F. Hernandez, Secretary to the Village of Clinton Planning Board

2025 TOWN AND COUNTY OF ONEIDA TAX BILL

TOWN OF KIRKLAND

87.4% OF CO. BUDGET DUE TO STATE & FED. MANDATES
For Fiscal Year 01/01/2025 to 12/31/2025 Warrant Date 12/31/2024

Bill No. 000029
Sequence No. 29
Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

Receiver of Taxes
PO Box 467, Clinton, NY 13323
(315) 853-3324 ph
receiveroftaxes@townofkirkland.org
CHECK/MONEY ORDER ONLY

TO PAY IN PERSON:

Receiver of Taxes - Lombard Hall
100 N Park Row
Clinton, NY (315) 853-3324
JAN HRS MWF 9am-noon
CHECK/MONEY ORDER ONLY

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION

304001 337.015-1-17

Address: 8 Taylor Ave

Muni: Clinton

School: Clinton Central

485 >1 use sm bld Roll Sect. 1

Parcel Acreage 0.00

Account No.: 011450

Bank Code:

Estimated State Aid: CNTY 108,971,841
TOWN 378,999

Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 65,000
The Uniform Percentage of Value used to
establish assessments in your municipality was: 39.50
The assessor estimates the Full Market Value
of this property as of 07/01/2023 was: 164,557

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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PROPERTY TAXES

Taxing Purpose	Total Tax Warrant	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or Per Unit	Tax Amount
COUNTY	80,637.07	1.7	65,000.00	10.843517	704.83
TOWN GENERAL	1,178.56	0.2	65,000.00	3.611713	234.76
HIGHWAY TOWNWIDE	1,230,928	0.2	65,000.00	3.772336	245.20
SCHOOL RELEVY					3,117.93

JAN 06 2025

Receiver of Taxes
Town of Kirkland

PENALTY SCHEDULE

	Penalty/Interest	Amount	Total Due
Pay By: 1/31/25	0.00%	0.00	4,302.72
Pay By: 2/28/25	1.00%	43.03	4,347.75*
Pay By: 3/31/25	1.50%	64.54	4,369.26*

After 01/31/2025 a late fee of \$2.00 plus penalty is required.

TOTAL TAXES DUE \$4,302.72

Apply For Third Party Notification By: 07/15/2025
Taxes paid by _____ CA CH

2025 TOWN AND COUNTY OF ONEIDA TAX BILL TOWN OF KIRKLAND

87.4% OF CO. BUDGET DUE TO STATE & FED. MANDATES

For Fiscal Year 01/01/2025 to 12/31/2025

Warrant Date 12/31/2024

Bill No. 000030

Sequence No. 30

Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

Receiver of Taxes
PO Box 467, Clinton, NY 13323
(315) 853-3324 ph
receiveroftaxes@townofkirkland.org
CHECK/MONEY ORDER ONLY

TO PAY IN PERSON:

Receiver of Taxes - Lombard Hall
100 N Park Row
Clinton, NY (315) 853-3324
JAN HRS MWF 9am-noon
CHECK/MONEY ORDER ONLY

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION

304001 337.015-1-17.1

Address: 10 Taylor Ave

Muni: Clinton

School: Clinton Central

433 Auto body Roll Sect. 1

Parcel Acreage 0.00

Account No.: 011450

Bank Code:

Estimated State Aid: CNTY 108,971,841

TOWN 378,999

Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 85,000

The Uniform Percentage of Value used to
establish assessments in your municipality was: 39.50

The assessor estimates the Full Market Value
of this property as of 07/01/2023 was: 215,190

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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PROPERTY TAXES

Taxing Purpose	Total Tax Warrant	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or Per Unit	Tax Amount
COUNTY	80,637,707	1.7	85,000.00	10.843517	921.70
TOWN GENERAL	1,178,516	0.2	85,000.00	3.611713	307.00
HIGHWAY TOWNWIDE	1,230,928	0.2	85,000.00	3.772336	320.65
SCHOOL RELEVY					4,077.30

JAN 06 2025

Receiver of Taxes
Town of Kirkland

PENALTY SCHEDULE

	Penalty/Interest	Amount	Total Due
Pay By: 1/31/25	0.00%	0.00	5,626.65
Pay By: 2/28/25	1.00%	56.27	5,684.92*
Pay By: 3/31/25	1.50%	84.40	5,713.05*

After 01/31/2025 a late fee of \$2.00 plus penalty is required.

TOTAL TAXES DUE \$5,626.65

Apply For Third Party Notification By: 07/15/2025

Taxes paid by _____ CA CH

2025 TOWN AND COUNTY OF ONEIDA TAX BILL

TOWN OF KIRKLAND

87.4% OF CO. BUDGET DUE TO STATE & FED. MANDATES
For Fiscal Year 01/01/2025 to 12/31/2025

Warrant Date 12/31/2024

Bill No. 000031
Sequence No. 31
Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

Receiver of Taxes
PO Box 467, Clinton, NY 13323
(315) 853-3324 ph
receiveroftaxes@townofkirkland.org
CHECK/MONEY ORDER ONLY

TO PAY IN PERSON:

Receiver of Taxes - Lumbard Hall
100 N Park Row
Clinton, NY (315) 853-3324
JAN HRS MWF 9am-noon
CHECK/MONEY ORDER ONLY

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION

304001 337.015-1-18
Address: 41 1/2 Utica St
Muni: Clinton
School: Clinton Central
210 1 Family Res Roll Sect. 1
Parcel Acreage 1.73
Account No.: 011360
Bank Code:
Estimated State Aid: CNTY 108,971,841
TOWN 378,999

Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 52,930
The Uniform Percentage of Value used to
establish assessments in your municipality was: 39.50
The assessor estimates the Full Market Value
of this property as of 07/01/2023 was: 134,000

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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PROPERTY TAXES

Taxing Purpose	Total Tax Warrant	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or Per Unit	Tax Amount
COUNTY	80,637,707	1.7	52,930.00	10.843517	573.95
TOWN GENERAL	1,178,516	0.2	52,930.00	3.611713	191.17
HIGHWAY TOWNWIDE	1,230,928	0.2	52,930.00	3.772336	199.67
SCHOOL RELEVY					2,538.95

JAN 06 2025

Receiver of Taxes
Town of Kirkland

PENALTY SCHEDULE

	Penalty/Interest	Amount	Total Due
Pay By: 1/31/25	0.00%	0.00	3,503.74
Pay By: 2/28/25	1.00%	35.04	3,540.78*
Pay By: 3/31/25	1.50%	52.56	3,558.30*

After 01/31/2025 a late fee of \$2.00 plus penalty is required.

TOTAL TAXES DUE \$3,503.74

Apply For Third Party Notification By: 07/15/2025
Taxes paid by _____ CA CH

2025 TOWN AND COUNTY OF ONEIDA TAX BILL

TOWN OF KIRKLAND

87.4% OF CO. BUDGET DUE TO STATE & FED. MANDATES
For Fiscal Year 01/01/2025 to 12/31/2025

Warrant Date 12/31/2024

Bill No. 000038
Sequence No. 38
Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

Receiver of Taxes
PO Box 467, Clinton, NY 13323
(315) 853-3324 ph
receiveroftaxes@townofkirkland.org
CHECK/MONEY ORDER ONLY

TO PAY IN PERSON:

Receiver of Taxes - Lombard Hall
100 N Park Row
Clinton, NY (315) 853-3324
JAN HRS MWF 9am-noon
CHECK/MONEY ORDER ONLY

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION

304001 337.015-1-26

Address: 43 Utica St

Muni: Clinton

School: Clinton Central

210 1 Family Res Roll Sect. 1

Parcel Acreage 0.00

Account No.: 011350

Bank Code:

Estimated State Aid: CNTY 108,971,841
TOWN 378,999

Lewis Brothers LLC
43 Utica St
Clinton, NY 13323

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 55,000

The Uniform Percentage of Value used to
establish assessments in your municipality was: 39.50

The assessor estimates the Full Market Value
of this property as of 07/01/2023 was: 139,241

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
-----------	-------	-------------	---------------------	-----------	-------	-------------	---------------------

PROPERTY TAXES

Taxing Purpose	Total Tax Warrant	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or Per Unit	Tax Amount
COUNTY	80,637,707	1.7	55,000.00	10.843517	596.39
TOWN GENERAL	1,178,516	0.2	55,000.00	3.611713	198.64
HIGHWAY TOWNWIDE	1,230,928	0.2	55,000.00	3.772336	207.48

JAN 06 2025

Receiver of Taxes
Town of Kirkland

PENALTY SCHEDULE

Penalty/Interest	Amount	Total Due
Pay By: 1/31/25	0.00%	0.00
Pay By: 2/28/25	1.00%	10.03
Pay By: 3/31/25	1.50%	15.04

After 01/31/2025 a late fee of \$2.00 plus penalty is required.

TOTAL TAXES DUE \$1,002.51

Apply For Third Party Notification By: 07/15/2025
Taxes paid by _____ CA CH

VILLAGE OF CLINTON

* For Fiscal Year 06/01/2025 to 05/31/2026

* Warrant Date 05/01/2025

Bill No. 000029
Sequence No. 29
Page No. 1 of 1

MAKE CHECKS PAYABLE TO:

VILLAGE OF CLINTON
PO BOX 242
CLINTON, NY 13323
(315) 853-5231

TO PAY IN PERSON

VILLAGE OF CLINTON
LUMBARD MEMORIAL HALL
100 NORTH PARK ROW
CLINTON, NY 13323

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

304001 337.015-1-17

Address: 8 Taylor Ave

Village of: Clinton

School: Clinton Central

NYS Tax & Finance School District Code:

485 - >1use sm bld Roll Sect. 1

Parcel Dimensions: 85.00 X 167.21

Account No. 011450

Bank Code

Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413

Estimated State Aid: VILL 20,661

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

65,000

The Uniform Percentage of Value used to establish assessments in your municipality was:

39.50

The assessor estimates the Full Market Value of this property as of July 1, 2023 was:

164,557

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
Vill Of Clinton	685,832	4.0	65,000.00	9.690000	629.85

PAID

JUN 20 2025

Village of Clinton

Property description(s): Carone Chirpractor

PENALTY SCHEDULE	Penalty/Interest	Amount	Total Due
Due By: 07/01/2025	0.00	629.85	629.85
07/31/2025	31.49	629.85	661.34
08/31/2025	37.79	629.85	667.64
09/30/2025	44.09	629.85	673.94

TOTAL TAXES DUE

\$629.85

Apply For Third Party Notification By: 05/15/2026

Taxes paid by _____ CA CH

VILLAGE OF CLINTON

* For Fiscal Year 06/01/2025 to 05/31/2026

* Warrant Date 05/01/2025

Bill No. 000030
Sequence No. 30
Page No. 1 of 1**MAKE CHECKS PAYABLE TO:**VILLAGE OF CLINTON
PO BOX 242
CLINTON, NY 13323
(315) 853-5231**TO PAY IN PERSON**VILLAGE OF CLINTON
LUMBARD MEMORIAL HALL
100 NORTH PARK ROW
CLINTON, NY 13323**SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT****304001 337.015-1-17.1****Address:** 10 Taylor Ave**Village of:** Clinton**School:** Clinton Central**NYS Tax & Finance School District Code:**433 - Auto body **Roll Sect.** 1**Parcel Dimensions:** 35.45 X 131.02**Account No.** 011450**Bank Code**Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413**Estimated State Aid:** VILL 20,661**PROPERTY TAXPAYER'S BILL OF RIGHTS**

The Total Assessed Value of this property is:

85,000

The **Uniform Percentage of Value** used to establish assessments in your municipality was:

39.50

The assessor estimates the **Full Market Value** of this property as of **July 1, 2023** was:

215,190

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Lev</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
Vill Of Clinton	685,832	4.0	85,000.00	9.690000	823.65

PAID**JUN 20 2025****Village of Clinton**

Property description(s): Gall's Collision

<u>PENALTY SCHEDULE</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
Due By: 07/01/2025	0.00	823.65	823.65
07/31/2025	41.18	823.65	864.83
08/31/2025	49.42	823.65	873.07
09/30/2025	57.66	823.65	881.31

TOTAL TAXES DUE**\$823.65**

Apply For Third Party Notification By: 05/15/2026

Taxes paid by _____ CA CH

VILLAGE OF CLINTON

* For Fiscal Year 06/01/2025 to 05/31/2026

* Warrant Date 05/01/2025

Bill No. 000031
Sequence No. 31
Page No. 1 of 1**MAKE CHECKS PAYABLE TO:**VILLAGE OF CLINTON
PO BOX 242
CLINTON, NY 13323
(315) 853-5231**TO PAY IN PERSON**VILLAGE OF CLINTON
LUMBARD MEMORIAL HALL
100 NORTH PARK ROW
CLINTON, NY 13323Lewis Brothers LLC
194 Clinton Rd
New Hartford, NY 13413**SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT****304001 337.015-1-18****Address:** 41 1/2 Utica St**Village of:** Clinton**School:** Clinton Central**NYS Tax & Finance School District Code:**

210 - 1 Family Res

Roll Sect. 1**Parcel Acreage:** 1.73**Account No.** 011360**Bank Code****Estimated State Aid:** VILL 20,661

52,930

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The ~~Uniform Percentage of Value~~ used to establish assessments in your municipality was:

39.50

The assessor estimates the **Full Market Value** of this property as of **July 1, 2023** was:

134,000

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Lev</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
Vill Of Clinton	685,832	4.0	52,930.00	9.690000	512.89

PAID

JUN 20 2025

Village of Clinton

PENALTY SCHEDULE

<u>Due By:</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
07/01/2025	0.00	512.89	512.89
07/31/2025	25.64	512.89	538.53
08/31/2025	30.77	512.89	543.66
09/30/2025	35.90	512.89	548.79

TOTAL TAXES DUE**\$512.89**

Apply For Third Party Notification By: 05/15/2026

Taxes paid by _____ CA CH

VILLAGE OF CLINTON

* For Fiscal Year 06/01/2025 to 05/31/2026

* Warrant Date 05/01/2025

Bill No. 000038
Sequence No. 38
Page No. 1 of 1**MAKE CHECKS PAYABLE TO:**VILLAGE OF CLINTON
PO BOX 242
CLINTON, NY 13323
(315) 853-5231**TO PAY IN PERSON**VILLAGE OF CLINTON
LUMBARD MEMORIAL HALL
100 NORTH PARK ROW
CLINTON, NY 13323**SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT****304001 337.015-1-26****Address:** 43 Utica St**Village of:** Clinton**School:** Clinton Central**NYS Tax & Finance School District Code:**

210 - 1 Family Res

Roll Sect. 1**Parcel Dimensions:** 44.50 X 277.00**Account No.** 011350**Bank Code**Lewis Brothers LLC
43 Utica St
Clinton, NY 13323**Estimated State Aid:** VILL 20,661**PROPERTY TAXPAYER'S BILL OF RIGHTS**

The Total Assessed Value of this property is:

55,000

~~The Uniform Percentage of Value~~ used to establish assessments in your municipality was:~~39.50~~The assessor estimates the **Full Market Value** of this property as of **July 1, 2023** was:

139,241

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Estimate</u>
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PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change From Prior Year</u>	<u>Taxable Assessed Value or Units</u>	<u>Rates per \$1000 or per Unit</u>	<u>Tax Amount</u>
Vill Of Clinton	685,832	4.0	55,000.00	9.690000	532.95

PAID**JUN 20 2025****Village of Clinton****PENALTY SCHEDULE**

<u>Due By:</u>	<u>Penalty/Interest</u>	<u>Amount</u>	<u>Total Due</u>
07/01/2025	0.00	532.95	532.95
07/31/2025	26.65	532.95	559.60
08/31/2025	31.98	532.95	564.93
09/30/2025	37.31	532.95	570.26

TOTAL TAXES DUE**\$532.95**

Apply For Third Party Notification By: 05/15/2026

Taxes paid by _____ CA CH

HOUSING - 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)		(Provide)	
Muni Equalization Rate % at time of application**		(Provide)	
Estimated Assessment in 1,000s	\$ 510.000	Auto calculates from C6+C7 if provided	

Tax Rates Per 1k of Assessment at time of application*		Full Payment	Rate Year	Muni
Oneida County	\$ 10.843517	\$ 5,530	2023	Oneida
City or Township w/districts**	\$ 7.384049	\$ 3,766	2023	Kirkland
Village**	\$ 9.69	\$ 4,942		Clinton
School District	\$ 44.830100	\$ 22,863	22-23	Clinton
Total	\$ 72.747666	\$ 37,101		

*Do not include Special District Tax Rates
 Annual rate increase factor of 2% is used in calculator

**Verify equalization rates with jurisdiction for parity with other jurisdictions
 Lewiston Clinton Townhomes-Tier 1

1.02		Estimated Payment Calculations			
PILOT VALUE CALCULATOR VALUES	Full	485-b	Housing Tier 1	Housing Tier 2	OTHER
Year 1	\$ 74.20	\$ 37,843	\$ 18,922	\$ -	\$ 9,461
Year 2	\$ 75.69	\$ 38,600	\$ 21,230	\$ -	\$ 9,650
Year 3	\$ 77.20	\$ 39,372	\$ 23,623	\$ -	\$ 9,843
Year 4	\$ 78.74	\$ 40,160	\$ 26,104	\$ -	\$ 10,040
Year 5	\$ 80.32	\$ 40,963	\$ 28,674	\$ 10,241	\$ 20,481
Year 6	\$ 81.93	\$ 41,782	\$ 31,337	\$ 20,891	\$ 41,782
Year 7	\$ 83.56	\$ 42,618	\$ 34,094	\$ 21,309	\$ 42,618
Year 8	\$ 85.24	\$ 43,470	\$ 36,950	\$ 32,603	\$ 43,470
Year 9	\$ 86.94	\$ 44,339	\$ 39,906	\$ 39,906	\$ 44,339
Year 10	\$ 88.68	\$ 45,226	\$ 42,965	\$ 40,704	\$ 45,226
Total Due:	\$ 414,374	\$ 303,804	\$ 165,652	\$ 276,911	\$ 248,721.55

Abatement Percentages	Full	485-b	Housing Tier 1	Housing Tier 2	OTHER
Year 1		50	100	75	
Year 2		45	100	75	
Year 3		40	100	75	
Year 4		35	100	75	
Year 5		30	75	50	
Year 6		25	50	25	
Year 7		20	50		
Year 8		15	25		
Year 9		10	10		
Year 10		5	10		

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

18-Jul-25

Name of Applicant:	Lewiston Clinton Townhomes LLC
	194 Clinton Rd., New Hartford NY
Description of Project:	34 unity townhouse apartment facility
	at 138 McBride and Taylor Aves/Utica St.
Name of All Sublessees or Other Occupants of Facility:	

Principals or Parent of Applicant:	Robert L., Michael A., Daniel A., Mark Lewis
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Products or Services of Applicant to be produced or carried out at facility:	34 unit townhouse market rate rental apartment facility
--	---

Estimated Date of Completion of Project:	Aug-27
--	--------

Type of Financing/ Structure:	<input type="checkbox"/> Tax-Exempt Financing
	<input type="checkbox"/> Taxable Financing
	<input checked="" type="checkbox"/> Sale/ Leaseback
	<input type="checkbox"/> Other

Type of Benefits being Sought by Applicant	<input type="checkbox"/> Taxable Financing
	<input type="checkbox"/> Tax-Exempt Bonds
	<input checked="" type="checkbox"/> Sales Tax Exemption on Eligible Expenses Until Completion
	<input checked="" type="checkbox"/> Mortgage Recording Tax Abatement
	<input checked="" type="checkbox"/> Real Property Tax Abatement

C

Project Costs

Land Acquisition	\$ 300,000
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 7,720,000
Installation Costs	
Site Preparation/Parking Lot Construction	
Machinery & Equipment (other than furniture)	
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 100,000
Legal Fees (applicant, IDA, bank, other counsel)	\$ 20,000
Financial (all costs related to project financing)	\$ 750,000
Permits	\$ 10,000
Other	
Agency Fee	\$ 44,500
TOTAL COST OF PROJECT	\$ 8,944,500

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
1
0

Average Salary of these Positions

\$	-
\$	50,000
\$	-

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant
Average of County Indirect Jobs
Average of Construction Jobs

\$	50,000
\$	25,000
\$	32,000

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

39

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 150,000	\$ 6,375
Existing	\$ -	\$ -
Indirect Jobs		
Created	\$ 187,500	\$ 7,969
Existing	\$ -	\$ -
Construction - only one year		
Person Years	\$ 1,235,200	\$ 52,496
TOTALS Calculation of Benefits (3 Yr Period)	\$ 1,572,700	\$ 66,840

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 54,000	\$ 5,265
	Existing	0.36	\$ -	\$ -
Indirect Jobs	Created	0.36	\$ 67,500	\$ 6,581
	Existing	0.36	\$ -	\$ -
Construction - only one year	Person Years	0.36	\$ 444,672	\$ 43,356
TOTAL TAXABLE GOODS & SERVICES			\$ 566,172	\$ 55,202

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:	44.8301	Municipality	
Tax Rate for Municipality where facility is located:	17.074049	Clinton	24-25
Tax Rate for County:	10.843517	Kirkland/Clinton	25
		Oneida	25
	Total Rate:		
	72.747666		
Real Property Taxes Paid:	\$ 4,947		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 248,722
Mortgage Tax Abated (.75%)	\$ 50,063
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 337,750
Total:	\$ 636,535

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.

Lewiston Clinton Townhomes, LLC

Oneida County Industrial Development Agency Uniform Tax Exemption and Agency Benefits Policy Market Rate Rental Housing Development Initiatives (Effective March 1, 2015 and revised on April 20, 2018)

1. Criteria:

OCIDA will entertain applications for assistance that fall within the following criteria, using the following 100 point scoring system for each application received:

Criteria	Description of Criteria	Possible Points	Score
Adaptive Reuse Projects	Projects that propose a change in use to an existing building (e.g., reuse of vacant or underutilized facility) or propose development on a vacant urban infill site ² that is being repurposed or redeveloped for an eligible housing project.	25	25
Eligible Area Locations	Projects located within Eligible Areas (see attached map) that have a minimum of 5 units in a renovation or conversion of a building and 24 units for new construction, except for urban infill development projects where the IDA will entertain applications for projects located on a vacant urban infill site that has less than 24 units of eligible housing.	20	20
Utilizes Existing Infrastructure	Projects that <i>utilize existing infrastructure</i> (i.e. utilizing both existing sewer and water services and do not require system expansion. Modernizations, such as replacing existing pipes where service is already provided, are viewed favorably).	20	20
Community Benefits	Projects that create other benefits that inure to the benefit of the community that may include: rebuilding community infrastructure, pays sewer credits, creates or contributes to a community amenity, dedicates land to a municipality for a public improvement which benefits health and safety, removes slums and blighting influences (e.g., demolition or supports in-fill development within a neighborhood, commercial corridor, downtown, or main street area), provides an environmental enhancement (e.g., flooding wetlands creation/restoration, is part of a Brownfield, utilizes federal/state historic tax credit programs, provides mixed income rental units to support workforce housing, or provides other benefits deemed important and relevant by OCIDA.	5	5

² Urban infill site would include infill rental housing being constructed on vacant or underutilized property.

Lewiston at Clinton Townhomes, LLC

Green Projects	(1) Projects to be constructed on a New York State or federal defined Brownfield, such as a site designated as a federal or state Superfund site; a participant in the State Voluntary Cleanup Program; a former, verified Manufacturing Gas Plant, or within a Brownfield Opportunity Area; or (2) Projects whose plans qualify for a LEED Certification from the US Green Building Council (final certification required prior to commencement of the PILOT Agreement); or (3) Projects that incorporate geothermal technologies that are projected to make a significant impact on the stability, reliability and resilience of the grid. The physical geothermal plant providing energy to the Project must be located within Oneida County, turned on and connected to the grid, the energy generated must provide at least fifty percent (50%) of the energy needs for the Project, and more than fifty percent (50%) of the energy generated must be used in Oneida County.	10	0
Mixed Use Dev. Projects	Projects that are mixed use development with housing being at least –50% or more of a building’s total area and the project induces job growth (mixed use development project proposes direct job creation with non-residential uses). To reach 20 points, must create at least 2 FTEs.	20	0
Total Points:		100	70

2. Scoring of Housing Applications:

OCIDA shall use this scoring system to determine the level of Agency benefits:

- Tier 1 Benefits: projects that score at least 60 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 2 Benefits: projects that score between 50 to 59 points may receive abatement of real property taxes, exemptions from sales taxes and exemptions from mortgage recording taxes
- Tier 3 Benefits: projects that score 40 to 49 points may receive exemptions from sales taxes and exemptions from mortgage recording taxes (not eligible for abatement of real property taxes)

Term of PILOT Exemption Schedule	Tier 1 – PILOT Exemption Schedule	Tier 2 – PILOT Exemption Schedule
1	100%	75%
2	100%	75%
3	100%	75%
4	100%	75%
5	75%	50%
6	50%	25%
7	50%	
8	25%	
9	10%	
10	10%	

Applicants will pay 100% of all taxes due and owed until a Certificate of Occupancy is issued for a project, and then the first exemption year in the schedule will begin effective the first taxable status date after a Certificate of Occupancy is issued.