



Griffiss International Airport

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

ANTHONY J. PICENTE, JR.
County Executive

EDWARD A. ARCURI
Commissioner of Aviation

SENT VIA EMAIL

April 21, 2025

Distribution List

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

Dear Ms. Papale:

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

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

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

Site 1

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

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

Site 2

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

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

Site 3

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

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

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

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

Very truly yours,



Edward A. Arcuri
Airport Commissioner

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