



## CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

### APPLICATION FOR BENEFITS

#### INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315) 448-8100.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Eric Ennis at [ennis@syrgov.net](mailto:ennis@syrgov.net).
6. All projects approved for benefits by the SIDA Board will close with the Agency within 12-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to SIDA Board for consideration.

**An application will not be considered by the Agency until the application fee has been received.**

7. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
8. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with

SIDA Application

Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

9. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. The Applicant is responsible for all administrative and legal fees as stated in Appendix A.

10. Prior to submission to the Agency for consideration, the application must be complete. A complete application consists of the execution, where applicable, and delivery of following 8 items:

- This Application
- Conflict of Interest Statement - Appendix B
- Environmental Assessment Form - - Appendix C
- Verification – Appendix D
- A Project description, including a feasibility statement indicating the need for the requested benefits
- Provide site plans, sketches, and/or maps as necessary (see page 7 for more detail)
- 10 year pro forma operating budget, including funding sources
- A check payable to the Agency in the amount of \$1,000
- A check payable to Bousquet Holstein PLLC in the amount of \$2,500

**It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.**

**Applicant must agree to comply with all of the Agency's policies, including but not limited to its Project Approval Policy.**

**Return to:**

City of Syracuse Industrial Development Agency  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-448-8100  
[eennis@syrgov.net](mailto:eennis@syrgov.net)

## City of Syracuse Industrial Development Agency Application

### SECTION I: APPLICANT INFORMATION

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: \_\_\_\_\_

**A. Contact Information**

Company Name:	Northside Genesee Associates, LLC				("Applicant")
Mailing Address:	P.O. Box 90708				
City:	Camden	State:	NJ	Zip:	08101
Phone:	336-314-9211	Fax:	N/A		
Contact Person:	Chris Brookshire				
Email Address:	cbrookshire@tmo.com				
Industry Sector:	Real Estate and Rental and Leasing				
NAICS Code:	53	Federal Employer Identification Number:	81-5068017		

**B. Will the Applicant be the Project Beneficiary (i.e., Project tenant or owner/operator)**

Yes
  No
 If No, who will:

**C. Principal Stakeholders**

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
See Attachment #1				

**D. Corporate Structure:** Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

Corporation  
 Private                       Public

Date and Location of  
 Incorporation/Organization:

Partnership  
 General                       Limited

If a foreign corporation, is the  
 Applicant authorized to do  
 business in the State of New York?

Other                       Sole Proprietorship  
 Limited Liability Company/Partnership

**E. Applicant's Counsel:**

Name:	Robert J. Smith				
Firm:	Costello, Cooney & Fearon, PLLC				
Mailing Address:	211 West Jefferson Street, Suite 1				
City:	Syracuse	State:	NY	Zip:	13202
Phone:	315-422-1152	Fax:	315-422-1139		
Email Address:	rsmith@ccf-law.com / wlougnot@ccf-law.com				

**F. Applicant's Accountant:**

Name:	Dominic Coppolella, Tax Partner				
Firm:	BDO				
Mailing Address:					
City:		State:	NY	Zip:	
Phone:	215-940-7882	Fax:			
Email Address:	dcoppolella@bdo.com				



**G. Applicant History:** If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation?  Yes  No

Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)?  Yes  No

Has any person listed in Section 1 (C) or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?  Yes  No

**H.** Has the Applicant, or any entity in which the Applicant or any of its members or officers are members or officers, received assistance from SIDA or the Syracuse Local Development Corporation (SLDC) in the past? If yes, please give year, Project name, description of benefits, and address of Project.

Yes  No

See Attachment #2

**SECTION II: PROJECT AND SITE INFORMATION**

**A. Project Location**

Address:	See Attachment #3	Legal Address (if different)*	1301 E. Genesee St.
City:	Syracuse		
Zip Code:	13210		
Tax Map Parcel ID(s):	See Attachment #3		
Current Assessment:	See Attachment #3	Square Footage /Acreage of Existing Site*:	See Attachment #3
Square Footage of Existing Building, if any:	See Attachment #3 All to be demolished	Census Tract: (Please See Appendix E for Census Tracts)	34

\*Please verify that the address and sq. ft. on <https://ocfintax.ongov.net/lmate/search.aspx> matches what you are proposing here or explain discrepancy in box below.

**B. Type (Check all that apply):**

- New Construction  Commercial  
 Expansion/Addition to Current Facility  Brownfield/Remediated Brownfield  
 Manufacturing  Residential Mixed Use  
 Warehouse/Distribution  
 Other

**C. Description of Project:** Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to: i) a description of your Company’s background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site; (ii) the size of the Project in square feet and a breakdown of square footage per each intended use; (iii) the size of the lot upon which the Project sits or is to be constructed; (iv) the current use of the site and the intended use of the site upon completion of the Project; (v) describe your method for site control (Own, lease, other); and (vii) Company history and any additional circumstances the Agency should be aware of relative to the project or Company.

**D. Is the Applicant the owner of the property?**

- Yes  No

If not, who is the owner and by what means will the site be acquired? If leasing, when does the lease end?

3 of the 13 properties are under contract to purchase (will close after SIDA approval). Remaining 10 properties are owned by the Applicant

**E. Infrastructure:** Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

Water	To be Renovated/Expanded	Electric	To be Renovated/Expanded
Sanitary/Storm Sewer	To be Renovated/Expanded	Private Roads	
Gas	To be Renovated/Expanded	Telecommunications	To be Renovated/Expanded

**F. Local Approvals (Site Plan and Environmental Review)**

- 1.** Have site plans been submitted to the appropriate City department?  
 Yes. What is the status?  No. When will the plans be submitted.

City approvals have been received. See Attachment #5

- 2.** Has the project received site plan approval from the Planning Commission?

Yes       No

3. If no, what is the anticipated date? \_\_\_\_\_

4. If yes, provide the Agency with a copy of the Planning Board's approval resolution.

G. Will the Project generate sales tax for the community?

Yes       No

If yes, what is the company's average annual sales or estimated annual sales?

TBD based upon retail tenants

H. Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking a box below, whether this Project will move forward without the requested incentives?

Yes       No

If the Project will be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be given economic incentives by the Agency:

I. In accordance with N.Y. GML Sec. 862(1):

Will the Project primarily consist of retail facilities as defined in Section 862(2)(a) of the GML?

Yes       No

If yes, will the cost of these facilities exceed one-third of the total Project cost?

Yes       No

J. Is the project located in a distressed Census Tract?

Yes       No      Please see Appendix E for the map of distressed census tracts in the city of Syracuse.

K. Is the Project site designated as an Empire Zone?

Yes       No

L. Construction

1. Project Timeline (approximate):

Construction Commencement 08/01/2023

Construction Completion 07/01/2025

Date of Occupancy 08/01/2025

2. Please list any other key Project milestones:

3. Has work begun?  Yes  No

If so, indicate the amount of funds expended in the past 3 years?

### SECTION III: PROJECT COSTS & FINANCING

**A. Estimated Project Costs**

1. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	6,966,045
Site Work/Demo	550,000
Building Construction & Renovation	65,500,000
Furniture, Fixtures & Equipment	1,460,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	2,030,000
Financial Charges	4,730,552
Legal Fees	496,000
Other	678,000
Management /Developer Fee	648,046
<b>Total Project Cost (Uses)</b>	<b>83,058,643</b>

2. State the sources reasonably anticipated for the acquisition, construction, and/or renovation of the Project:

Amount of capital the Applicant has invested to date:	6,641,577
Amount of capital Applicant intends to invest in the Project through completion:	18,510,466
Total amount of <b>public</b> sector source funds allocated/awarded to the Project:	
Amount of the Project to be financed from <b>private</b> sector sources:	57,906,600
<b>Total Project Sources*</b> *This \$ should match the total Project Costs (Uses) above.	83,058,643

3. Public Sector Sources:

Identify each public sector source of funding:	Amount of Public Sector Funding*
N/A	

\*The total amount of public sector funding should equal the public sector amount listed in (A)(ii) above.

B. Financial Assistance sought (estimated values):

Applicants requesting exemptions and/or abatements from SIDA must provide the estimated value of the savings they anticipate receiving. New York State regulations require SIDA to recapture any benefit that exceeds the amount listed in this application.

1. Is the Applicant expecting that the financing of the Project will be secured by one or more mortgages?  Yes  No

If yes, amount requested and name of lender: 57,906,600 (Five Star Bank)

2. Is the Applicant expecting to be appointed agent of the Agency for purposes of abating payments of NYS Sales and Use Tax?  Yes  No

If yes, what is the TOTAL amount of purchases subject to exemption based on taxable Project costs? 40,320,000

3. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement?  Yes  No

If yes, identify from the Agency's UTEP the category of PILOT requested:

Priority Commercial & Residential

4. Is the Applicant requesting any real property tax abatement that is **inconsistent** with the Agency's UTEP?  Yes  No

If yes, please contact the Executive Director prior to submission of this Application.

5. Upon acceptance of this Application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT benefit based on anticipated tax rates and assessed valuation. . At such time, the Applicant will affirm, in the form attached hereto at **Exhibit "A"** (the "**Benefit Affirmation**"), that it acknowledges and accepts the PILOT benefit and other benefits set forth therein, agrees to incorporate same herein by reference and requests such benefits be granted by the Agency.

**\*\* This Application will not be deemed complete and final nor will benefits be awarded until Exhibit A hereto has been completed and executed\*\***

C. Type of Exemption/**Abatement** Requested: Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged as listed on page 6 (B)(i))	434,300
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State of total amount listed on page 6(b)(ii))	3,225,600
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

D. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County, subject to sales tax:

50,000

E. Estimated capital investment over the next 5 years, beyond this Project, if available:

0

**SECTION IV. EMPLOYMENT AND PAYROLL INFORMATION**

**\*Full Time Equivalent (FTE) is equivalent to 35 hours of work per week or 1,820 hours per year. To convert part-time jobs into FTEs, divide the total number of hours for all part-time resources by 35 hours per week or 1,820 hours per year.**

**A.** In accordance with N.Y. GML Sec. 862(1):

**1.** Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

Yes  No

**2.** Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

Yes  No

**3.** Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

Yes  No

**i.** If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes  No

**ii.** If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

Yes  No

**B.** Are there people currently employed by the Company/end user?

Yes  No

**C.** Of those jobs in (B) above, how many will be retained: N/A

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	200 +/-
Estimate the average length of construction jobs to be created (months):	24
Current annual payroll of retained jobs:	0
Average annual growth rate of wages for retained jobs:	N/A
Please list, if any, benefits that are available to either full and/or part time employees retained:	Medical, Dental, Basic Life Ins., 401K, vacation, etc.

Average annual benefit paid by the company (\$ or % salary) per FTE job:	20-25%
Average growth rate of benefit cost:	3%
Amount or percent of wage employees pay for benefits:	10-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new permanent FTE jobs as well as those filling retained jobs?	75%

D. Complete the following chart indicating the number of FTE jobs presently employed by the Company/end user and the number of FTE jobs that will be created at the Project site at the end of the first, second, third, fourth, and fifth years after the Project is completed. Jobs should be listed by title or category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. **Do not include construction workers.**

Permanent Occupations in Company and/or Tenant of Project	Current Jobs by Occupation (jobs being RETAINED)	Annual Salary range	Annual benefits	Projected NEW FTEs in Years 1-5 by Occupation					Total Job Information	
	No. of FTE Employees			1st Year NET of Current RETAINED Employees	2nd Year NET of Prior Years	3rd Year NET of Prior years	4th Year NET of Prior Years	5th Year NET of Prior Years	Total New Jobs Created in 5 Year Period	Total Jobs Retained in 5 Year Period
Professional/ Managerial/ Technical	0	75,000		1	0	0	0	0	1	0
Skilled	0	42,500-55,000		3	0	0	0	0	3	0
Unskilled/ Semi-skilled	0	40,000		2	0	0	0	0	2	0

For purposes of completing the chart, refer to the following definitions, in lieu of current titles:

- **Professional/Managerial/Technical** - includes jobs which involve skill or competence of extraordinary degree and may include supervisory responsibilities (examples: architect, engineer, accountant, scientist, medical doctor, financial manager, programmer).
- **Skilled** - includes jobs that require specific skill sets, education, training, and experience and are generally characterized by high education or expertise levels (examples: electrician, computer operator, administrative assistant, carpenter, sales representative).
- **Unskilled or Semi-Skilled** - includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).



E. Are the employees of your company currently covered by a collective bargaining agreement?

Yes  No If yes, provide the name and local:

## SECTION V. ENVIRONMENTAL INFORMATION

**\*An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.**

A. Have any environmental issues been identified on the property?

Yes  No

If yes, please explain:

B. Has any public body undertaken a State Environmental Quality Review Act ("SEQRA") review?

Yes  No


Has any public body issued a SEQRA determination for this Project?


Yes  No


If yes to either of the foregoing, please attach to this application all SEQRA forms (e.g. EAF) and any determinations.

## SECTION VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

I hereby represent and warrant that I am [the CEO of the company/applicant] or [a person authorized to bind the company/applicant] and make the following representations and/or warranties and understand and agrees with the Agency as follows:

A. **Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located. 

B. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Company shall comply with Section 862-b of the GML. 

C. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, 

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unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.

**D. City Human Right Law:** The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees.



**E. City of Syracuse and MWBE:** The applicant understands and agrees that every Project must commit to incorporate vendors that are minority and/or women-owned business enterprises, as certified by the State or the municipality ("MWBE"), equal to a minimum of 10% of all SIDA abatements during the construction phase. MWBE vendors must be located within Onondaga County in accordance with the Agency's Project Approval Policy, a copy of which is attached hereto at **Exhibit "B"** and made a part hereof.



**F. City Resident Hiring.** To qualify for any exemptions under the Agency's Uniform Tax-Exempt Policy, every Project must commit to hiring 10% of its construction workforce, on a full-time basis, from residents of the City of Syracuse as set forth in the Agency's Project Approval Policy, a copy of which is attached hereto at **Exhibit "B"** and made a part hereof.



**G. Local Labor Policy:** The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties.



**H. Annual Sales Tax Filings:** In accordance with §874(8) 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, 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

**I. Annual Employment Reports and Outstanding Bonds:** 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 FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York.



**J. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the 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 hereinafter described in Appendix B.



**K. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.



**L. False or Misleading Information:** The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application may lead to the immediate termination of



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any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

**M. GML Compliance:** The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A.



**N. SIDA's Policies:** The Applicant is familiar with all of SIDA's policies posted on its website ([http://www.syr.gov.net/Syracuse\\_Industrial\\_Development\\_Agency.aspx](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.



**O. Disclosure:** The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.



**P. Reliance:** THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY SIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.



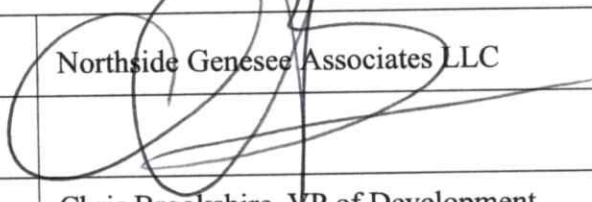

**Q. Legal Fees:** The Applicant acknowledges that all by submitting this application, they are contractually obligated to pay all of SIDA's legal fees associated with this application, the project and the financial assistance sought regardless of whether any benefits are approved or conferred.



**R. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

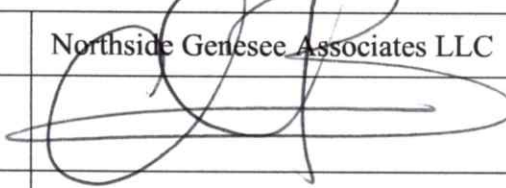


**I am the CEO or a person authorized to bind the company/applicant, and have read the foregoing and agree to comply with all the terms and conditions contained therein as well as the policies of the City of Syracuse Industrial Development Agency.**

Name of Applicant Company	Northside Genesee Associates LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Chris Brookshire, VP of Development
Date June 6, 2023 	

## SECTION VII. HOLD HARMLESS AGREEMENT

Applicant hereby releases the City of Syracuse Industrial Development Agency and the members, officers, servants, agents and employees thereof (collectively the "Agency" 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action 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, or the inability of the Applicant, for any reason, to proceed with 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 or in connection with the Application, including attorney's fees, if any.

Name of Applicant Company	Northside Genesee Associates LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Chris Brookshire, VP of Development
Date June 6, 2023	6.6.23

**EXHIBIT "A"**

**BENEFIT AFFIRMATION**

The undersigned, \_\_\_\_\_, being the \_\_\_\_\_ and authorized signatory of \_\_\_\_\_, (the “**Company**” or “**Applicant**”), does hereby *certify and affirm under the penalty of perjury* the following:

On or about \_\_\_\_\_ the Company submitted an application for financial assistance (the “**Application**”) to the City of Syracuse Industrial Development Agency (the “**Agency**”) requesting the Agency consider undertaking a project (the “**Project**”) consisting of:

The Agency is governed by the New York State General Municipal Law which, effective June 15, 2016, requires, pursuant to Section 859-a, among other things, that each project applicant affirm, *under penalty of perjury*, the estimated amount of benefits requested from the Agency.

That the following PILOT benefit schedule reflects the estimated real property tax benefits related to the Project, including an estimated savings valuation totaling \$ \_\_\_\_\_ to be realized by the Company over the \_\_\_\_\_ (\_\_\_\_) year term of the payment in lieu of taxes (“**PILOT**”) agreement requested by the Company:

<b>PILOT Benefit Schedule</b>	
<b>Comparison</b>	<b>Amount</b>
Estimated ___ year Taxes w/o PILOT benefit	\$ _____
Estimated ___ year PILOT Payments	\$ _____
Estimated ___ year PILOT Savings	\$ _____

In addition, as set forth by the Company within its Application: (i) the purchase of goods and services relating to the Project, and subject to New York State and local sales and use taxes, are estimated to cost an amount up to \$ \_\_\_\_\_ and therefore, the value of the State and local sales and use tax exemption benefits sought from the Agency shall not exceed \$ \_\_\_\_\_; and (ii) the mortgage recording tax

exemption shall be approximately \$ \_\_\_\_\_ based upon the Company's estimation in its Application that the principal amount of the mortgage on the Project will be \$ \_\_\_\_\_.

The undersigned, deposes and says that: (i) (s)he has the authority to bind the Company; (ii) (s)he has read the foregoing affirmation outlining the financial assistance sought by the Company from the Agency for the Project; and (iii) acknowledges same to be true, accurate and complete, as subscribed and affirmed hereby under the penalty of perjury.

[INSERT COMPANY NAME]

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Sworn to before me this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

**EXHIBIT "B"**

**PROJECT APPROVAL POLICY**

---

**City of Syracuse Industrial Development Agency**

201 E. Washington Street, 6th Floor  
Syracuse, New York 13202  
Tel (315) 448-8100 Fax (315) 448-8036

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**PROJECT APPROVAL POLICY**

**I. STATEMENT OF PURPOSE**

The City of Syracuse Industrial Development Agency ("**Agency**") has adopted this Project Approval Policy (the "**Policy**") in accordance with Section 859-a (5) of the New York State General Municipal Law. This Policy shall be consistent with and in compliance with the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "**Enabling Act**") and Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (said Chapter and the Enabling Act being hereinafter collectively referred to as the "**Act**"), and any other applicable law.

**II. PROJECT APPROVAL**

Eligible projects for consideration hereunder shall comply with the Act

**A. DEFINITIONS:** For purposes of this Policy, the following definitions shall apply:

"**Distressed Census Tract**" shall have the meaning ascribed thereto by the applicable federal, state or local tax credit program applicable to the Qualified Project.

"**FTE**" means one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

"**NRSA**" means the Neighborhood Revitalization Strategy Areas as defined by the City of Syracuse Department of Neighborhood and Business Development Syracuse Consolidated Plan found at the following link: [http://www.syracuse.gov/net/uploadedFiles/Departments/Neighborhood\\_and\\_Business\\_Development/Content/Consolidated%20Plan%202015-19%20Final%20-%2001-06-2016.pdf](http://www.syracuse.gov/net/uploadedFiles/Departments/Neighborhood_and_Business_Development/Content/Consolidated%20Plan%202015-19%20Final%20-%2001-06-2016.pdf).

**B.** Each of the following must occur *prior* to the adoption of a resolution approving the grant of financial assistance for a project:

**(i) Assessment**

The members shall assess **all** material information included in connection with the application for financial assistance (the "**Application**") submitted by or on behalf of the company seeking such financial assistance (the "**Company**") in order to afford a reasonable basis for the decision by the Agency to provide financial assistance for a proposed project



(the "**Assessment**"). As one part of their assessment of a proposed project, the members shall consider the priority industries and/or the North American Industry Classification System ("**NAICS**") sectors, all as set forth in **Exhibit "A"** attached hereto, as well as the number of retained or new FTEs resulting from the Project. No one factor qualifies or guaranties a project for approval or conference of any specific financial assistance. It is up to the Agency, in its sole and absolute discretion, to review, analyze and weigh all factors and policy initiatives when considering projects for approval.

(ii) Cost-Benefit Analysis

The members shall prepare or cause to be prepared a written cost-benefit analysis, including a ratio of abatement to new community investment (the "**Cost-Benefit Analysis**") identifying:

- the extent to which a proposed Project will create and/or retain permanent, private sector jobs;
- the applicable priority industry and/or North American Industry Classification System (**NAICS**) sector as set forth on **Exhibit "A"** attached hereto, if applicable;
- the estimated value of any tax exemptions to be provided;
- the amount of private sector investment generated or likely to be generated by the proposed Project;
- the likelihood of the proposed Project being completed in a timely fashion;
- the extent to which the proposed Project will provide additional sources of revenue for the municipality and school district; and
- other public and community benefits that might occur as a result of the proposed Project.

(C) City Resident Hiring. *To qualify for any exemptions* under the Agency's Uniform Tax-Exempt Policy, every Project must commit to hiring 10% of its construction workforce, on a full-time basis, from residents of the City of Syracuse (the "**City**").

(D) MWBE Requirements. *To qualify for any exemptions* under the Agency's Uniform Tax-Exempt Policy, every Project must commit to incorporate vendors that are minority and/or women-owned business enterprises, as certified by the State or the municipality ("**MWBE**"), equal to a minimum of 10% of all SIDA abatements (exclusive of any enhancement under the Agency's Community Benefit Policy) during the construction phase. MWBE vendors must be located within Onondaga County. Such hiring may be accomplished through CNY Works, Syracuse Build or other existing programs aimed at training and promoting local hiring.

During construction and following completion of construction, evidenced by the earlier of (i) the date a certificate of occupancy is issued for the Project by the City; or (ii) the completion date under the lease documents between the proposed Project owner and the Agency to confer approved benefits, the proposed Project owner must demonstrate to the satisfaction of the Agency compliance with each (c) and (d) above. Failure to do so shall give rise to an event of default under the lease documents and the Agency's ability to recapture benefits under its Recapture Policy.

The proposed Project owner may seek a waiver of either (c) and/or (d) above, if and only if, such owner can demonstrate, to the sole satisfaction of the Agency, that notwithstanding all efforts, the owner was not able to find residents of the City able to fill the requisite number of construction jobs and/or an inability to hire the requisite number of MWBE vendors as set forth above. Any such request must, at a minimum, demonstrate the attempts made by the owner to satisfy the requirement.

Adopted: September 27, 2022

Effective: As of January 1, 2023

**EXHIBIT A**

**SELECTION CRITERIA BY PROJECT TYPE**

**High Tech, Manufacturing, Warehouse, Distribution**

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside five county Central New York Region)
3. Regional purchases (% of overall purchases)
4. Research and development activities
5. Investments in energy efficiency
6. Location, land use, including use of brownfields or locally designated development areas
7. Support of existing local businesses
8. Use of LEED/renewable resources
9. Retention/flight risk
10. North American Industry Classification System (NAICS) Sectors:

<b>Sector</b>	<b>Description</b>
22	Utilities
31-33	Manufacturing
42	Wholesale Trade
48-49	Transportation & Warehousing
51	Information
811	Repair & Maintenance

**Agricultural, Food Processing**

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside five county Central New York Region)
3. Regional purchases (% of overall purchases)
4. Research and development activities
5. Investments in energy efficiency
6. Location, land use factors, proximity to local agricultural production
7. Use of LEED/renewable resources
8. Retention/flight risk
9. North American Industry Classification System (NAICS) Sectors:

Sector	Description
11	Agriculture, Forrestry, Fishing & Hunting
311	Food Manufacturing
312	Beverage and Tobacco Product Manufacturing
3331	Agriculture, Construction, and Mining Machinery Manufacturing

**Professional Services, Back Office, Data, Call Centers**

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside area)
3. Regional purchases (% of purchases from local vendors)
4. Support of local business
5. Retention/flight risk
6. Use of LEED/renewable resources
7. North American Industry Classification System (NAICS) Sectors:

Sector	Description
52	Finance & Insurance
561	Administrative and Support Services
54	Professional, Scientific, & Technical Services
55	Management of Companies and Enterprises

**Energy Production**

1. wage rates (above median wage for area)
2. in region purchases (% of overall purchases, local construction jobs/suppliers)
3. advances renewable energy production/transmission goals
4. provides capacity or transmission to meet local demand or shortage

**Adaptive Reuse, Community Development**

1. Location within distressed census tract
2. Age of structure
3. Elimination of slum and blight
4. Building or facility vacancy
5. Redevelopment supports local community development plan
6. Environmental or safety issues
7. Use of LEED/renewable resources
8. Building or site has historic designation
9. Site or structure has delinquent property or other local taxes
10. Project developer's return on investment
11. Ability to obtain conventional financing



### **Tourism**

1. Market study (documenting demand and impact on existing tourism and businesses)
2. Regional wealth creation
3. Proximity to and/or support of regional tourism attractions/facilities
4. Support of local official(s), convention visitors bureau
5. Regional purchases, support of local vendors
6. Use of LEED/renewable resources
7. Generation of additional local revenues (such as room occupancy taxes)

### **Retail**

1. Meets all requirements of General Municipal Law Section 862
2. Market study documenting need
3. Goods or services not readily available
4. Impact on existing businesses
5. Regional wealth creation
6. Location within highly distressed census tract
7. Elimination of slum and blight
8. Alignment with local planning and development efforts

### **Senior Housing/Affordable**

1. Market study (documenting unmet need and impact on existing housing facilities)
2. Location within a highly distressed census tract
3. Alignment with local planning and development efforts
4. Local official(s) support
5. Located in areas that provide support for below median income seniors
6. Location promotes walkable community areas
7. Project developer's return on investment
8. Ability to obtain conventional financing
9. Provision of senior-specific amenities (community rooms, health services, etc.)
10. Income level of potential residents (at or below median income)

### **Affordable Housing**

1. Market study (documenting unmet need and impact on existing housing facilities)
2. Location within a highly distressed census tract
3. Alignment with local planning and development efforts
4. Local official(s) support
5. Located in areas that provide support for below median income individuals
6. Location promotes walkable community areas
7. Project developer's return on investment
8. Ability to obtain conventional financing
9. Income level of potential residents (at or below median income)

**Miscellaneous Projects**

1. Location within a highly distressed census tract
2. Alignment with local planning and development efforts
3. Support from local official(s) and the community
4. Promotion of transit-oriented or walkable community areas

APPENDIX A

City of Syracuse Industrial Development Agency

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

Application & Processing Fee .....\$1,000.00

Project Commitment/Legal Fee .....\$2,500.00

(Due with fully executed Application; Amount applied to SIDA's counsel fee)

Administrative Fee:

Issuance of Bonds .....1% Project Cost

(Without regard to principal amount of bonds issued.)

Straight Lease/Agency Appointment.....1% Project Cost

(Exemption from one or more mortgage recording, real property or sales and use taxes)

Refunding of Bonds.....1% of Project Cost

**New Money/Additional Financing on Existing Project:**

Refinancing of project where no additional Financial Assistance is sought (other than MRTE) – ¼ of new money financed (exclusive of original mortgage amount).

Refinancing of project where additional Financial Assistance is sought (in addition to MRTE) – 1% of new money financed.

**Post-Closing Items for Bond and Straight Lease Transactions:**

**Annual Administrative Reporting Fee .....\$250.00**  
**(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)**

**Extension of sales tax exemption.....\$500.00**

**Modification or Amendment of Closing Documents\* .....\$1,000.00**

**\*including but not limited to refinancing of original mortgage**

**Subsequent lender closing .....\$250.00**

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are nonrefundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents. SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.



**APPENDIX B**

**CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION**

**CONFLICT OF INTEREST STATEMENT**

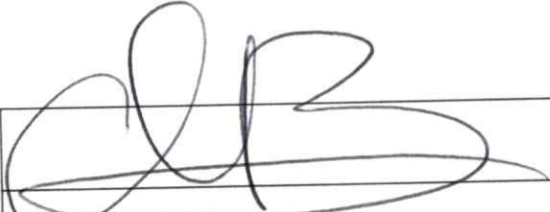
Agency Board Members

1. Kathleen Murphy
2. Steven P. Thompson
3. Rickey T. Brown
4. Kenneth J. Kinsey
5. Dirk Sonneborn

Agency Legal Counsel & Auditor

1. Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

The Applicant has received from the Agency a list of members, officers, and staff of the Agency. To the best of my knowledge, no member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:	
Authorized Representative:	Chris Brookshire
Title:	VP of Development
Date:	6.6.23

## APPENDIX C

**Go to:**

<https://www.dec.ny.gov/permits/6191.html>

**to obtain the online EAF Mapper Application and EAF Forms.**

**APPENDIX B**  
**Verification**

STATE OF New York,  
COUNTY OF Onondaga ) SS.:

Chris Brookshire, deposes and says that s/he is the  
(Name of Individual)

Dir. of Business Development of Northside Genesee Associates LLC  
(Title) (Applicant Name)

that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and papers of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with all such policies.

\_\_\_\_\_  
Applicant Representative's Signature

VP of Development  
\_\_\_\_\_  
Title

DEBORAH M. LEO  
Notary Public, State of New York  
Qualified in Onondaga Co. No. 01LE4778188  
Commission Expires January 31, 20 27.

Subscribed and sworn to before me this

25<sup>th</sup> day of January, 2023

Deborah M Leo  
\_\_\_\_\_  
Notary Public

APPENDIX E

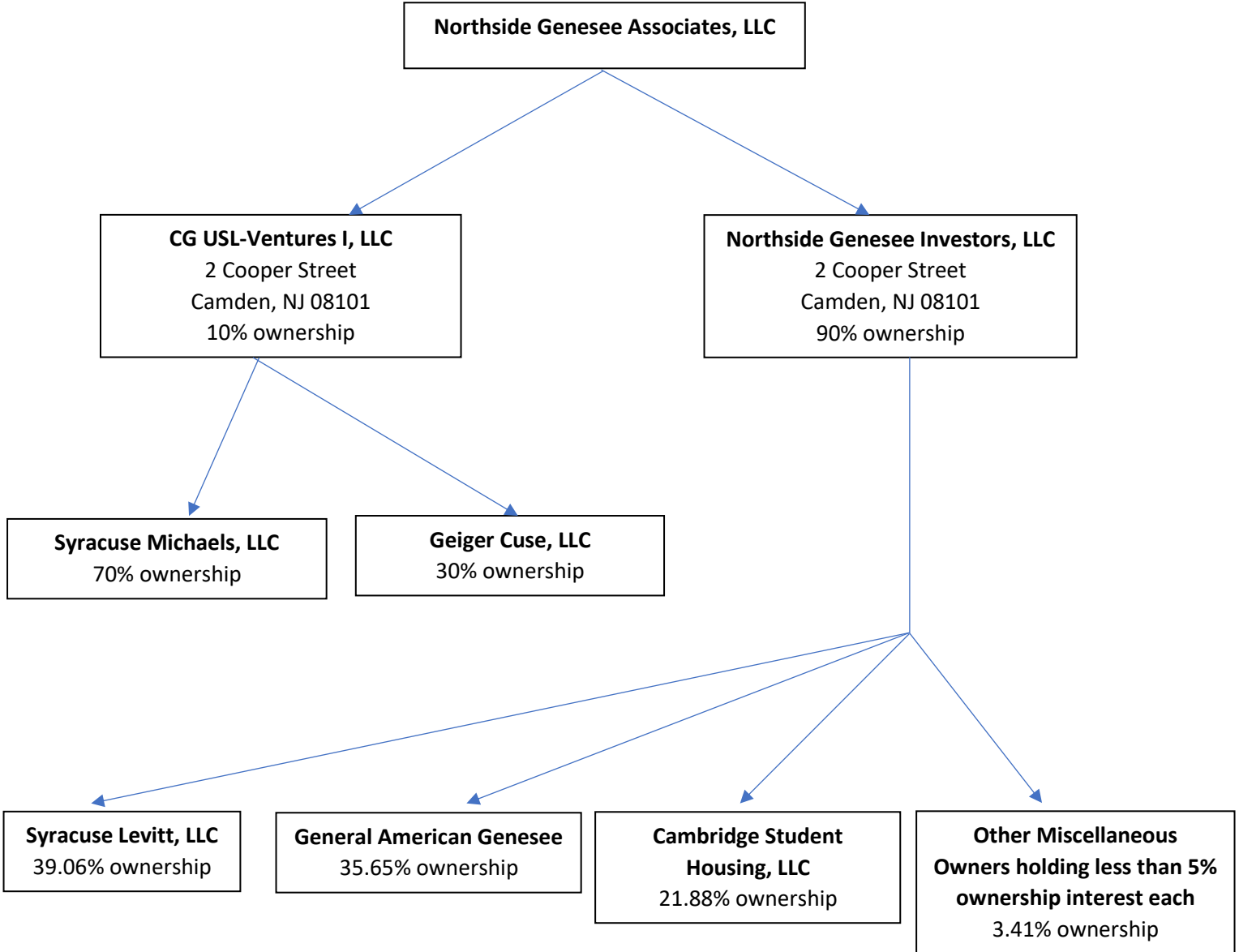
# Highly Distressed Census Tracts



SIDA Application 11

SIDA Application

**Northside Genesee Associates LLC  
SIDA Application  
Attachment #1  
List of Principal Owners**



**Northside Genesee Associates LLC**  
**SIDA Application**  
**Attachment #2**  
**Prior SIDA Projects**

The following projects are projects in which Members of the Applicant have received SIDA Assistance in the past:

**712-714 East Fayette Group, LLC**

Address: 712 East Fayette Street  
Benefits Received: Sales & Use Tax Exemption, Mortgage Recording Tax Exemption  
Year: 2014

**900 East Fayette Group, LLC**

Address: 900 East Fayette Street  
Benefits Received: Sales & Use Tax Exemption, Mortgage Recording Tax Exemption  
Year: 2017

**CG USL Ventures I, LLC**

Address: 505 Walnut Avenue  
Benefits Received: Sales & Use Tax Exemption, Mortgage Recording Tax Exemption, PILOT  
Year: 2017

Northside Genesee Associates, LLC  
 SIDA Application  
 Attachment #3  
 Parcels Included In Redevelopment  
 All addresses, Syracuse, NY 13210

Tax Map ID	Address	Total Assessment*	Lot Size	Square Footage	Accessory Structures	To be Demolished?
048.-09-14.0	1219-21 East Genesee St	\$ 215,000.00	78x99	4,560	No	Yes
048.-09-13.0	1225-27 East Genesee St	\$ 150,000.00	45x99	4,180	No	Yes
048.-09-12.0	1231 East Genesee St	\$ 100,000.00	42x99	2,482	No	Yes
048.-09-11.0	1237 East Genesee St	\$ 244,000.00	66x99	3,010	No	Yes
048.-09-10.0	1301 East Genesee St	\$ 875,000.00	99.69x260	31,194	No	Yes
048.-09-09.0	1311 East Genesee St	\$ 38,000.00	33.23x79.24	1,432	No	Yes
048.-09-08.0	1317 East Genesee St	\$ 80,000.00	40.46x77.6	2,704	No	Yes
048.-09-07.0	1323 East Genesee St	\$ 100,000.00	43x75.85	3,546	No	Yes
048.-09-06.0	316 Pine St**	\$ 30,000.00	50x83	1,085	No	Yes
048.-09-04.0	224 Ashworth Pl	\$ 56,000.00	49.5x100	1,068	No	Yes
048.-09-03.0	212-14 Ashworth Pl	\$ 53,200.00	66x99	2,232	No	Yes
048.-09-02.0	210 Ashworth Pl**	\$ 5,000.00	33x99	Vacant Land	No	Yes
048.-09-01.0	208 Ashworth Pl**	\$ 48,000.00	66x99	1,588	Yes-Garage	Yes
		\$ 1,994,200.00				

\*Assessed values represent 2023 tentative assessments.

\*\*Properties under contract to purchase. Closings will occur after Project approved.

**Northside Genesee Associates LLC**  
**SIDA Application**  
**Attachment #4**  
**Description of Project**

The applicant is proposing to construct a 286,080 sq. ft. footprint, 5 story mixed use development, with one (1) level of structured parking on the 1200-1300 block of East Genesee Street on approximately 1.3 acres (the “Project”). The proposed Project will consist of approximately 286 apartments. The Project has not yet received Planning Commission approval so the exact number of units are subject to adjustment. Notwithstanding the foregoing, it is currently anticipated that the Project will include 77 studio apartments, 70 one-bedroom apartments and 139 2-bedroom apartments.

In addition to the apartments, the Project will consist of small retail spaces (totaling approximately 1,000 square feet), amenity spaces, and underground parking for the Project. The underground parking garage will include approximately 143 parking spaces and is proposed to be accessed by way of Ashworth Place. Additionally, accommodations for Centro, Uber/Lyft, project deliveries and bicycles will be provided on or adjacent to the project site.

The Project is being developed as a mixed income project with 12% being workforce housing (80% AMI income qualified) and 88% at market rate. The project site includes thirteen (13) tax parcels (delineated on Attachment #3) which will need to be combined into one parcel (City of Syracuse Planning Commission resubdivision approval has not yet been received). The site currently consists of residential and apartment buildings that will be demolished for the construction of the new mixed-use building.

Due to the mixed income project, inflation on building materials and increase in financing costs, the applicant is seeking mortgage recording, sales tax and a PILOT per the standard UTEP for the development of the project. The site is located in the Neighborhood Revitalization Strategy Area (NRSA) an area specifically identified by the City as in need of residential projects. Based upon the foregoing, the Applicant is requesting a 15-year Priority Commercial & Residential PILOT pursuant to SIDA’s UTEP.



A RESOLUTION APPROVING A PROJECT SITE REVIEW  
FOR DEMOLITION AND NEW CONSTRUCTION ON PROPERTIES SITUATED AT  
206, 216, 218, AND 222 ASHWORTH PLACE AND 1219-1221, 1225-1227, 1231, 1237, 1301,  
1311, 1317, AND 1323 EAST GENESEE STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 24<sup>th</sup> day of April, 2023, adopt the following resolution:

WHEREAS, the applicant, Northside Genesee Associates, LLC, is requesting a Project Site Review for demolition and new construction of a five-story apartment building with 286 dwelling units, 4,450 square feet of amenity space, and 150 off-street parking spaces on properties situated at 206, 216, 218, and 222 Ashworth Place and 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street pursuant to Part B, Section I, Article 7, and Part C, Section I, Article 10 of the City of Syracuse Zoning Rules and Regulations, as amended; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on April 24, 2023, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and

WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and

WHEREAS, the proposal involves the demolition of existing structures and the construction of a five-story, 286-unit apartment building on seventeen properties situated at 206 and 208, 210, 212 (aka 212-214), 216, 218, 222, and 224 Ashworth Place, 316 Pine Street, and 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street and situated in Residential, Class B and Class C zoning districts;

- 206, 216, 218, and 222 Ashworth Place and 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street lie within a Residential, Class B zoning district;
- 208, 210, 212 (aka 212-214), and 224 Ashworth Place and 316 Pine Street lie within a Residential, Class C zoning district; and

WHEREAS, due to the multiple properties and zoning districts involved with the project, the following companion applications are under review by the City Planning Commission:

- a Resubdivision (R-23-19) to combine the seventeen properties into one new Lot;
- a Project Site Review (PR-23-05) to review the overall design, as well as the density and parking requirements for that portion of the project situated within the Residential, Class B zoning district; and
- a Special Permit for an Apartment House (SP-23-08) to review the yard, lot coverage, height, density, and parking location requirements for that portion of the project situated within the Residential, Class C zoning district; and

WHEREAS, the City of Syracuse Board of Zoning Appeals is reviewing an Area Variance application (V-23-07) for the Residential, Class B front and side yard, and lot coverage requirements; and

- WHEREAS, the subject property is a proposed 78,826-square foot, irregular-shaped lot with 449.07 feet of frontage on East Genesee Street, 365.3 feet of frontage on Ashworth Place, and 125.85 feet of frontage on Pine Street; and
- WHEREAS, approximately 56,395 square feet of the proposed Lot lies within a Residential, Class B zoning district, and approximately 22,431 square feet of the proposed Lot lies within a Residential, Class C zoning district; and
- WHEREAS, neighboring properties to the north lie within Residential, Class C and Business, Class A zoning districts; neighboring properties to the south lie within Residential, Class B and Office, Class B zoning districts; adjacent and neighboring properties to the east lie within Residential, Class C, Residential, Class B, and Planned Development District zoning districts; adjacent and neighboring properties to the west lie within Residential, Class B, Residential, Class C, and Business, Class A zoning districts; and
- WHEREAS, land use in the area consists primarily of residential and office uses; and
- WHEREAS, the “Syracuse Land Use and Development Plan” designates the character of this site, which lies in the Eastside neighborhood, as Urban Neighborhood along Ashworth Place and Adapted Mansion Corridor along East Genesee Street; and
- WHEREAS, the applicant submitted a layout plan (Sheet C 101) dated April 11, 2023, which illustrates a proposed, five-story apartment building with first and fifth floor terraces, a surface parking lot with seven parking spaces and a 22-foot wide driveway on Pine Street, a 40-foot wide driveway (as measured at the street right-of-way pursuant to Part C, Section III, Article 2 of the City of Syracuse Zoning Rules and Regulations, as amended) on Ashworth Place which widens to 45 feet to provide access to a utility room overhead door and a trash room overhead door, a second, 12-foot wide driveway on Ashworth Place to provide access to a second trash room overhead door, and a proposed concrete patio that encroaches into the East Genesee Street right-of-way; and
- WHEREAS, the layout plan illustrates a 10-foot wide sidewalk in front of the Ashworth Place façade of the building that does not connect with a five-foot wide sidewalk along Ashworth Place; and
- WHEREAS, the layout plan illustrates a transformer pad with solid stockade fencing set back five feet from the Ashworth Place street line; and
- WHEREAS, the layout plan illustrates the proposed apartment building with a two-foot setback from the East Genesee Street street line, a 3.2-foot setback from the Ashworth Place street line, and a 12.4-foot setback from the Pine Street street line; the layout plan illustrates side yard setbacks of 9.2 feet, 8 feet, and 11.6 feet; and
- WHEREAS, the applicant submitted exterior elevation renderings (Sheets 03 and 04), dated April 12, 2023, which illustrate the proposed apartment building with five stories and an overall height of approximately 60 feet facing East Genesee Street and five floors and an overall height of approximately 63 feet facing Ashworth Place; and

- WHEREAS, the elevation renderings illustrate proposed finishing materials consisting of brick, fiber cement panels, fiber cement lap siding, and clear anodized curtain walls; and
- WHEREAS, the applicant submitted floor plans (Sheet 01) dated April 12, 2023, which illustrate a basement-level parking garage with 143 off-street parking spaces, and a total of 286 dwelling units consisting of 87 studio apartments, 60 one-bedroom apartments, and 139 two bedroom apartments; and
- WHEREAS, the Level 1 floor plan illustrates approximately 4,450 square feet of amenity space; and
- WHEREAS, the floor plans illustrate a total of 203 dwelling units and 129 parking spaces within the RB-zoned portions of the site; and
- WHEREAS, the proposal deviates from Part B, Section I, Article 7, paragraph 7 of the City of Syracuse Zoning Rules and Regulations, as amended, in that no multiple-family dwelling shall be erected, altered or used which does not provide a lot area of at least one thousand square feet for each family or dwelling unit. The floor plans illustrate 203 dwelling units within the RB-zoned portions of the project. As such, the proposal requires a lot area at least 203,000 square feet. The proposed Lot has only 56,395 square feet of RB-zoned area; and
- WHEREAS, the proposal deviates from Part B, Section I, Article 7, paragraph 9 of the City of Syracuse Zoning Rules and Regulations, as amended, in that one parking space shall be provided for each dwelling unit. Approximately 203 dwelling units are situated within or substantially within the Residential, Class B-zoned portions of the site, thus requiring 203 off-street parking spaces. The applicant is proposing a total of 150 off-street parking spaces, of which 83 must be designated for the Residential, Class C-zoned portions of the site, thus leaving only 67 off-street parking spaces for the 203 dwelling units; and
- WHEREAS, pursuant to Part C, Section I, Article 10, paragraph VII of the City of Syracuse Zoning Rules and Regulations, as amended, the City Planning Commission shall have the authority to grant waivers of area, number, or design requirements for properties subject to the Project Site Review regulations; and
- WHEREAS, in approving any waiver, the Commission must find that practical difficulties would occur with respect to the economic and functional utilization of the property under consideration and that reasonable alternatives otherwise permitted do not exist; practical difficulties affecting the property under consideration must be weighed against the impact the waiver would have on the character of the surrounding area; and
- WHEREAS, the proposal deviates from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the front yard, side yard, structural coverage, density, building height, and parking number and location regulations, necessitating five variances under consideration by the BZA (V-23-07) and eight waivers under consideration by the Planning Commission; two for density and parking

requirements under the subject Project Site Review (PR-23-05) and six for front and side yard, structural coverage, density, building height, and parking location requirements under the companion Special Permit review (SP-23-08); and

WHEREAS, the proposal necessitates two waivers from Part B, Section I, Article 7 of the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the Residential, Class B density requirements and off-street parking requirements; and

WHEREAS, the proposal was submitted to the City of Syracuse Departments of Engineering and Public Works, and the Division of City Planning for review; and

WHEREAS, pursuant to Article 8 of the State Environmental Conservation Law, as amended and the regulations promulgated thereunder (collectively "SEQRA"), the Commission is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the Commission and the consideration of the application constitutes such an action; and

WHEREAS, the Commission reviewed the application and the Environmental Assessment Form dated February 14, 2023 ("EAF") prepared by the applicant, and determined that the proposed action described therein constituted a "Type I" action (as said quoted terms is defined in SEQRA); and

WHEREAS, the Commission declares itself "Lead Agency" (as said quoted term is defined in SEQRA) with respect to an uncoordinated review pursuant to SEQRA, and finds that approval of the Application as set forth herein will not have a significant effect on the environment, and the Commission hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as Exhibit "A", which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 24<sup>th</sup> day of April, 2023, APPROVE the request of Northside Genesee Associates, LLC for a Project Site Review for demolition and new construction of a five-story apartment building with 286 dwelling units, 4,450 square feet of amenity space, and 150 off-street parking spaces on properties situated at 206, 216, 218, and 222 Ashworth Place and 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street pursuant to Part B, Section I, Article 7, and Part C, Section I, Article 10 of the City of Syracuse Zoning Rules and Regulations, as amended;

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this

resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;

3. Improvements to the subject property and its use shall be substantially in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:

- Layout Plan (Sheet C-101) Proposed Development, 1301 E. Genesee Street; prepared by: CHA; dated: 4/11/2023; scaled: as shown;
- Syracuse Housing Concept Plan (Sheet 00); prepared by: Passero Associates; dated: April 12, 2023; no scale;
- Syracuse Housing Area Plans (Sheet 01); prepared by: Passero Associates; dated: April 12, 2023; scaled: as shown;
- Syracuse Housing Elevations (Sheets 03 and 04); prepared by: Passero Associates; dated: April 12, 2023; scaled: as shown;

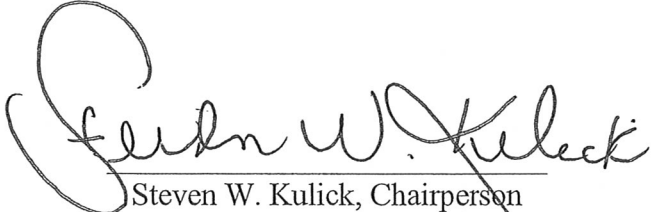
4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

5. Any exterior lighting of the subject proposal shall be designed, located and maintained so as to prevent any direct rays of light from shining beyond the boundaries of the subject property;

BE IT FURTHER RESOLVED that this Commission GRANTS the requested waivers from Part B, Section I, Article 7 of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the Residential, Class B density requirements and off-street parking requirements as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.

  
Steven W. Kulick, Chairperson  
City Planning Commission

**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: Enclosed Apartment Project		
Project Location (describe, and attach a general location map): 1200 & 1300 E Genesee Street, Syracuse		
Brief Description of Proposed Action (include purpose or need): The enclosed project includes the demolition of existing multi-unit residences to construct a new 5 story apartment building with an enclosed parking garage and car wash amenities for the residents. An access drive will be located on Asbury Place along with a service/maintenance drive along Pine Street. The project will include a 100' wide pedestrian and 2' wide bicycle cart path units. New trees existing on site will be re-planted along E Genesee Street to reconstruct a pedestrian friendly streetscape including new concrete sidewalks, landscaping and street trees. Other site improvements will include a stormwater management system to reduce the overall impact of rain events on the sites existing infrastructure along with new utility connections for the enclosed building.		
Name of Applicant/Sponsor: Northside Genesee Associates LLC		Telephone: E-Mail:
Address: 111 90708		
City/PO: Madison	State: NY	Zip Code: 08101
Project Contact (if not same as sponsor; give name and title/role): John Consulting / Brian O'Connell		Telephone: 315-228-0033 E-Mail: brian@oconnell.com
Address: 300 State Street, Suite 100		
City/PO: Syracuse	State: NY	Zip Code: 13202
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, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> litigation <input type="checkbox"/> permits require approval	February 2023
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Site Plan <input type="checkbox"/> Resolution Application	January 2023
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> zoning <input type="checkbox"/> Appeals Area	January 2023
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIDA	January 2023
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> SDE <input type="checkbox"/> DE <input type="checkbox"/> State Water Permit	February 2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	28 <input type="checkbox"/>
At completion of all phases	_____	_____	_____	28 <input type="checkbox"/>

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
 \_\_\_\_\_

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_  750 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:  Metropolitan Sewerage District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

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

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

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

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

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_  750 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): \_\_\_\_\_  
 Residential sewer waste

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

- Name of wastewater treatment plant to be used: Metropolitan Sewerage District Plant
- Name of district:  Metropolitan
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 1.00 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 1.8 acres (parcel size)

ii. Describe types of new point sources.  Stormwater runoff  Industrial  Sewer release  Oil  Controlled  Der DE  and  Other  Source regulations  
 \_\_\_\_\_

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)?  
 Existing  Other  Source structure  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • 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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

---

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

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

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7a-5p</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 2-5rs Residential</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

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

If yes:

i. Provide details including sources, time of day and duration:  
 Typical construction noise events that occur during normal construction hours 7a-5p

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:  
 Building mounted lighting or security flood lights and adjacent interior space raises and regulations

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: \_\_\_\_\_

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

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

If Yes:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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

\_\_\_\_\_

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

If Yes: provide name and location of facility: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.

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

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

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

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

\_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.5	1.5	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.3	0.3	0
• 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: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Ronald McDonald  Case  Charities  Planned  Parent  Child  Central and  Eastern NYS  MSLI  Student Life  Syracuse  University \_\_\_\_\_

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): 7315500075  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
73155 Active or in field clean area  100 feet site  00075 Active Remediation Site  100 feet site \_\_\_\_\_

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

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

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_  10 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:  r  an Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_  10 feet

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

f. Approximate proportion of proposed action site with slopes:  0-10%: 95 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: 5 % 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: \_\_\_\_\_



m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 S  irrels \_\_\_\_\_  
 \_\_\_\_\_

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**

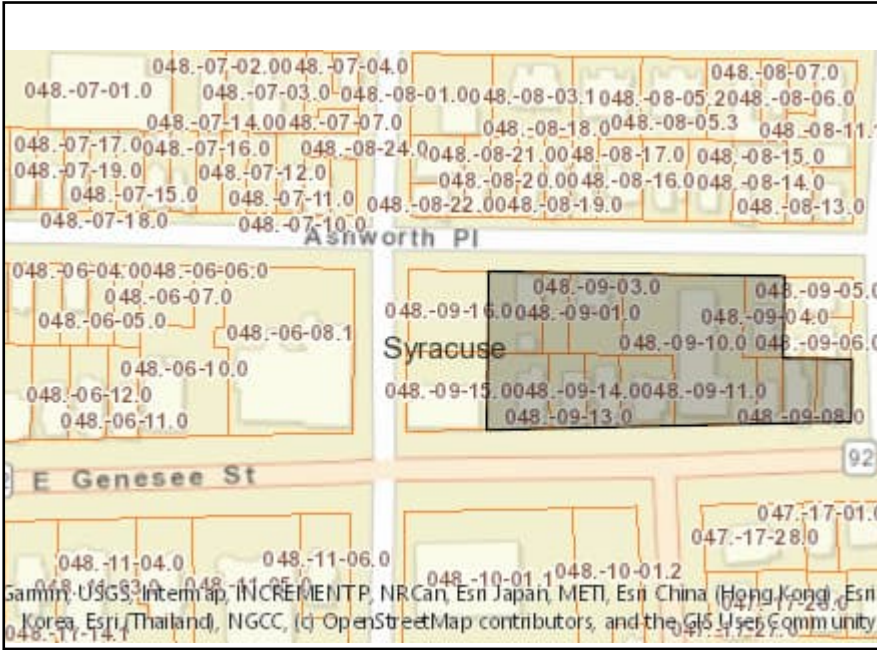
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

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: \_\_\_\_\_





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



<input type="checkbox"/> Coastal or Waterfront Area	No
<input type="checkbox"/> Local Waterfront Revitalization Area	No
<input type="checkbox"/> Special Planning District	Digital mapping data are not available or are in the Deleted/Refer to EAF or
<input type="checkbox"/> DE Sills or Remediation Site Potential Contamination District	Digital mapping data are not available or are in the Deleted/Refer to EAF or
<input type="checkbox"/> DE Sills or Remediation Site Listed	Digital mapping data are not available or are in the Deleted/Refer to EAF or
<input type="checkbox"/> DE Sills or Remediation Site Environmental Site Remediation Database	Digital mapping data are not available or are in the Deleted/Refer to EAF or
<input type="checkbox"/> Within 2000 DE Remediation Site	Yes
<input type="checkbox"/> Within 2000 DE Remediation Site DE ID	73155000075
<input type="checkbox"/> 2g Mini-Geogeochemicals	No
<input type="checkbox"/> 2iii Surface Water Chemicals	No
<input type="checkbox"/> 2iv Surface Water Chemicals	No
<input type="checkbox"/> 2viii Surface Water Chemicals	No
<input type="checkbox"/> 2viii Paired Water Bodies	No
<input type="checkbox"/> 2ix Floodplain	No
<input type="checkbox"/> 2x 100 Year Floodplain	No
<input type="checkbox"/> 2x 500 Year Floodplain	No
<input type="checkbox"/> 2x Adjacent	No
<input type="checkbox"/> 2x Natural Communities	No
<input type="checkbox"/> 2x Endangered or Threatened Species	No



