

## SEQRA RESOLUTION

As a result of the public health emergency created by COVID-19, the Federal, State and local bans on meetings or gatherings, and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, as extended by Governor Hochul on September 2, 2021, the City of Syracuse Industrial Development Agency (the "**Agency**") held a meeting on the 21<sup>st</sup> day of September, 2021, at 8:00 a.m., local time, electronically which was made available via Webex at: <https://syrgov.webex.com/syrgov/j.php?MTID=m68e0506ae935c870124e56ec0509ec24>; (or by accessing the link on the Agency's website) and using meeting number 2333 537 5163 and password wpDQu6wE5a6; or via telephone at (408) 418-9388 with access code: 2333 537 5163, in conjunction with the matter set forth below.

The meeting was called to order by the Chair and upon the roll being duly called, the following members were:

**PRESENT VIA TELE/VIDEOCONFERENCE** (in accordance with the Governor's Executive Order 202.1): Kathleen Murphy, Steven Thompson Rickey T. Brown and Kenneth Kinsey

**EXCUSED:** Dirk Sonneborn

**THE FOLLOWING PERSONS WERE ALSO PRESENT VIA TELE/VIDEOCONFERENCE** (in accordance with the Governor's Executive Order 202.1): **Staff Present:** Judith DeLaney, Susan Katzoff, Esq., Lori McRobbie and John Vavonese; **Others Present:** Bruce Smith, Esq., Dr. Benjamin McHone, John Lenio, Matthew Oja, Sarah Stevens, Timothy Lynn, Esq., Randy Hadzor, Christopher Bianchi, Irfan Elahi, Jeremy Thurston, Bill Hider, Rick Moriarty

The following resolution was offered by Rickey T. Brown and seconded by Kenneth Kinsey:

**RESOLUTION CLASSIFYING A CERTAIN PROJECT AS AN UNLISTED ACTION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT, DECLARING THE AGENCY LEAD AGENCY FOR PURPOSES OF AN UNCOORDINATED REVIEW THEREUNDER AND DETERMINING THAT THE ACTION WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, together with Chapter 641 of the Laws of 1979 of the State of

New York, as amended from time to time (collectively, the “*Act*”), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, by application dated on or about August 4, 2021 (the “*Application*”), The Syracuse Flatiron, LLC, or an entity to be formed (the “*Company*”), requested the Agency undertake a project (the “*Project*”) consisting of: (A)(i) the acquisition of an interest in approximately 1,789 sq. ft. of real property improved by an existing 5-story (including an attic), approximately 9,360 square ft. State and federally designated historic building (the “*Building*”) located at 530 North Salina Street (tax map no. 008.-18-04.0), on the corner of North Salina Street and Prospect Avenue, in the City of Syracuse, New York (the “*Land*”), (ii) the reconstruction, renovation, restoration, preservation and completion of the Building to provide for approximately 1,276 sq. ft. of commercial space on the first floor to house Stalwart Development Group as well as another commercial tenant and five residential apartment units on floors 2 through 4 consisting of (2) one-bedroom units at approximately 576 sq. ft. each; (2) one-bedroom units at approximately 749 sq. ft. each and (1) two-bedroom unit totaling approximately 2,297 sq. ft. (with the balance of the square footage being common space and attic); (iii) installation of improvements to the Building including, but not limited to, an elevator, a new fire suppressions system, new windows and adding handicapped accessibility; and (iv) related site improvements on the Land ((ii) - (iv) collectively, the “*Facility*”), and (v) the acquisition and installation in and on the Land and Facility of furniture, fixtures and equipment (the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, reconstruction, renovation and equipping of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “*SEQRA*”), the Agency is required to make a determination with respect to the environmental impact of any “action” (as defined by SEQRA) to be taken by the Agency and the Project constitutes such an action; and

**WHEREAS**, to aid the Agency in determining whether the action described by the Project may have a significant adverse impact upon the environment, a Short Environmental Assessment Form (the “*EAF*”) was prepared by the Company, a copy of which is on file at the office of the Agency; and

**WHEREAS**, the Agency has examined and reviewed the EAF in order to classify the action and make a determination as to the potential significance of the action pursuant to SEQRA; and

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency, as follows:

(1) Based upon an examination of the materials provided by the Company in furtherance of the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency’s knowledge of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations pursuant to SEQRA:

(a) The Project constitutes an “Unlisted Action” (as said quoted term is defined in SEQRA);

(b) The Agency declares itself “Lead Agency” (as said quoted term is defined in SEQRA) with respect to an uncoordinated review pursuant to SEQRA;

(c) The Project will not have a significant adverse effect on the environment, and the Agency hereby issues a negative declaration pursuant to SEQRA, attached hereto as *Exhibit A*, which shall be filed in the office of the Agency in a file that is readily accessible to the public.

(2) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(3) This Resolution shall take effect immediately. The Secretary of the Agency is hereby authorized and directed to distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) The Agency hereby authorizes Agency staff to take all further actions deemed necessary and appropriate to fulfill the Agency’s responsibilities under SEQRA.

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

|                 | <u><b>AYE</b></u> | <u><b>NAY</b></u> |
|-----------------|-------------------|-------------------|
| Kathleen Murphy | X                 |                   |
| Steven Thompson | X                 |                   |
| Rickey T. Brown | X                 |                   |
| Kenneth Kinsey  | X                 |                   |

The foregoing resolution was thereupon declared duly adopted.

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

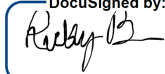
I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “*Agency*”) held on September 21, 2021, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that: (i) all members of the Agency had due notice of such meeting; (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), as temporarily amended by Executive Order 202.1 issued on March 12, 2020 (“*EO 202.1*”), as amended and extended from time to time, such meeting was open to the general public and public notice of the time and how to participate in such meeting was duly given in accordance with such Section 104 and EO 202.1; (iii) the meeting was in all respects duly held; and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

10/19/2021 **IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency on \_\_\_\_\_.

City of Syracuse Industrial Development Agency

DocuSigned by:  


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\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

**EXHIBIT "A"**

# Short Environmental Assessment Form

## Part 1 - Project Information

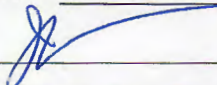
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

| <b>Part 1 – Project and Sponsor Information</b>   |  |  |  |
|---|--|--|--|
| Name of Action or Project:<br>The Syracuse Flatiron Renovation  |  |  |  |
| Project Location (describe, and attach a location map):<br>530 N. Salina Street, Syracuse, NY 13208   |  |  |  |
| Brief Description of Proposed Action:<br>The four-story building is listed on the National Register of Historic Places. Unoccupied for over 10 years, it will be fully renovated as a mixed-use commercial and residential building. There will be five residential units above the ground floor, and there will be two to three commercial units on the ground floor. The tenants on the ground floor shall be determined at a later time. The adjacent site to the east, facing Prospect Avenue, will be improved as well, and will include asphalt parking pavement, drainage, concrete pavement, granite curbs, stone stairs and retaining walls, and handicapped accessible concrete ramp to building entry. |  |  |  |
| Name of Applicant or Sponsor:<br>The Syracuse Flatiron LLC  |  | Telephone: 310.948.4454<br>E-Mail: ielahi@stalwartfund.com |  |
| Address:<br>2509 James Street, Unit 571   |  |  |  |
| City/PO:<br>Syracuse  |  | State:<br>NY   | Zip Code:<br>13206                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  |  | NO<br><input type="checkbox"/>                             | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: City building permit(s), Project Site Review approval, Encroachment Permit approval, Restore NY funding, and Hist. Pres. Tax Credits   |  | NO<br><input type="checkbox"/>                             | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 0.16 acres<br>b. Total acreage to be physically disturbed? _____ 0.16 acres<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.19 acres  |  |  |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:  |  |  |  |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland   |  |  |  |

| 5. Is the proposed action,  | NO  | YES   | N/A                      |
|---|---|---|--------------------------|
| a. A permitted use under the zoning regulations?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/>   | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input checked="" type="checkbox"/>   | YES<br><input type="checkbox"/>   |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO<br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | YES<br><input type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br><u>-Energy Code exemption per 2015 IECC C501.6</u><br>_____  | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____   | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____  | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/>  |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?<br>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO<br><input type="checkbox"/><br><input checked="" type="checkbox"/>                             | YES<br><input checked="" type="checkbox"/><br><input type="checkbox"/>  |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/>                  | YES<br><input type="checkbox"/><br><input type="checkbox"/>   |                          |

|  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| <p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input checked="" type="checkbox"/> Urban   <input type="checkbox"/> Suburban</p>   |                                     |                                     |
| <p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>16. Is the project site located in the 100-year flood plan?</p>   | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="margin-left: 20px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="margin-left: 20px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>Storm water will be discharged to existing subsurface municipal combined sanitary and storm pipe.</p> <p>_____</p> | NO                                  | YES                                 |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>   | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <p>_____</p> <p>_____</p>   | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <p>Interior asbestos removal (non-friable and friable).</p> <p>_____</p>  | NO                                  | YES                                 |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Irfan Elahi</u> Date: <u>1</u> / <u>1</u> / <u>1</u></p> <p>Signature:  Title: <u>President</u></p>  |                                     |                                     |