

INDUCEMENT RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on December 20, 2022 at 8:00 o'clock a.m., local time, in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

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

PRESENT: Kathleen Murphy, Steven Thompson, Kenneth Kinsey, Dirk Sonneborn, Rickey T. Brown

THE FOLLOWING PERSONS WERE ALSO PRESENT: Staff Present: Judith DeLaney, Susan Katzoff, Esq.; Others Present: Kathleen Bennett, Esq., Sarah Stevens, Jim Stevenson, Colin Cleghorn, Geoff Persons

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

RESOLUTION AUTHORIZING THE UNDERTAKING, ACQUISITION, CONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A PROJECT; APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF THE PROJECT; AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY

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, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, and to improve their recreation opportunities, prosperity and standard of living; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, lease and sell real property and grant financial assistance in connection with one or more "projects" (as defined in the Act); and

WHEREAS, Anoplate Corporation, a Delaware limited liability company, or an entity to be formed (the “**Company**”), by application dated November 24, 2022 (the “**Application**”), requested the Agency undertake a project (the “**Project**”) consisting of: (A)(i) the acquisition of an interest in approximately 5.21 acres of real property comprised of parcels located at (a) 441 Pulaski Street (tax map no. 115.02-09.1), 449 Pulaski Street (tax map no. 115.-02-06.2), 459-75 Pulaski Street (tax map no. 115.-02-08.0), 701 Hiawatha Boulevard W & Pulaski (tax map no. 115.-02-07.0) and 723 Hiawatha Boulevard W. to Pulaski (tax map number 115.-02-06.1) which parcels contain improvements consisting of an approximate 5,020 sq. ft. building located on the 441 Pulaski St. parcel (“**Building 1**”) and an approximate 51,550 sq. ft. building located at 449 and 459-75 Pulaski St. (“**Building 2**”), all located in the City of Syracuse, New York (collectively with the buildings, the “**Land**”); which Land is being resubdivided into one parcel in accordance with a subdivision map, dated August 8, 2022, prepared by CNY Land Surveying, File No. 22.044, and to be named 459 Pulaski Street (tax map number to be assigned); (ii)(a) the renovation of certain portions of the Buildings to allow for the construction of an approximate 22,212 sq.ft. addition to Building 2 which shall be used for manufacturing space; and (b) the completion of certain sitework, including but not limited to, renovations to the surface parking lot and installation of a stormwater management system, all located on the Land (collectively, the “**Facility**”); (iii) 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, construction, renovation, equipping and completion 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, the Company affirmed in its application that the Project will create 20 new full time equivalent jobs; and

WHEREAS, as part of the Financial Assistance, the Company requested the Agency consider a payment in lieu of tax (“**PILOT**”) schedule which conforms with the Agency’s Uniform Tax Exemption Policy (“**UTEP**”) established pursuant to General Municipal Law Section 874(4); and

WHEREAS, the Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act; and

WHEREAS, the Agency adopted a resolution on November 18, 2022, describing the Project and the proposed Financial Assistance and authorizing a public hearing with respect thereto (“**Public Hearing Resolution**”); and

WHEREAS, the Agency conducted a public hearing with respect to the Project and the proposed Financial Assistance on December 20, 2022 pursuant to Section 859-a of the Act,

notice of which was originally published on December 8, 2022, in the Post-Standard, a newspaper of general circulation in the City of Syracuse, New York and given to the chief executive officers of the affected tax jurisdictions by letters dated December 5, 2020; 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 whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA), and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, the City of Syracuse Planning Commission ("**Planning Commission**") reviewed the Project and two Environmental Assessment Forms dated July 26, 2022 and August 22, 2022, respectively ("**EAF**") prepared by the Company, provided the same to the Agency, and determined that the Project described therein constituted an "Unlisted" action (as said quoted terms is defined in SEQRA); and

WHEREAS, on October 31, 2022 the Planning Commission determined that the Project would not have a significant effect on the environment and adopted a resolution issuing a negative declaration ("**Resolutions**" and collectively with the EAF, the "**SEQRA Documents**"); the SEQRA Documents are attached hereto as **Exhibit "A"**; and

WHEREAS, the Agency has given due consideration to the policy, purposes and requirements of the Act and to the Application and the representations by the Company that the provision of Financial Assistance: (i) will induce the Company to develop the Project Facility in the City of Syracuse (the "**City**"); (ii) will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Project Facility 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 Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act; and (iii) the Project will serve the purposes of the Act by advancing job opportunities and the economic welfare of the people of the State and the City and improve their standard of living.

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

Section 1. It is the policy of the State to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation and economically sound commerce and industry for the purpose of preventing unemployment and economic deterioration. It is among the purposes of the Agency to promote, develop, encourage and assist in the acquiring, constructing, improving, maintaining, equipping and furnishing of certain facilities, including commercial facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living.

Section 2. Based upon the representations and projections made by the Company to the Agency, the Agency hereby and makes the following determinations:

- (A) The Project constitutes a “*project*” within the meaning of the Act;
- (B) The Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act.
- (C) The acquisition of a controlling interest in the Project Facility by the Agency and the designation of the Company as the Agency’s agent for completion of the Project will be an inducement to the Company to acquire, construct, renovate, equip and complete the Project Facility in the City, and will serve the purposes of the Act by, among other things, advancing job opportunities, the standard of living and economic welfare of the inhabitants of the City;
- (D) The Project will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Project Facility from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act;
- (E) The Financial Assistance approved hereby includes an exemption from State and local sales and use taxes in an amount not to exceed **\$270,000** and mortgage recording taxes in the approximate amount of **\$22,500**; and
- (F) To appointment the Company as agent of the Agency as further set forth herein.

Section 3. The Company shall execute and deliver a copy of the agreement attached hereto at **Exhibit "B"** to the Agency within **fourteen (14) business days** from the date of this Resolution (the "*Agreement*"). The Agency shall have no obligation to confer any approved benefits authorized herein or in any other resolution adopted by the Agency with respect to the Project, and all such approvals shall be subject to rescission should the Company fail to execute and deliver the Agreement in accordance with the terms hereof.

Section 4. As a condition to the appointment of the Company as agent of the Agency, and the conference of any approved Financial Assistance, the Company and the Agency shall first execute and deliver: (i) the Agreement; (ii) a project agreement in substantially the same form used by the Agency in similar transactions (the “*Project Agreement*”); and (iii) the Lease Documents (as defined herein), unless otherwise authorized by the Agency, and the Company shall provide proof that all real estate taxes due and owing on the Project Facility are current. The Chair, Vice Chair or Executive Director of the Agency are each hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, the Project Agreement and the Lease Documents (as defined herein), in form and substance similar to other such agreements and documents used by the Agency for similar transactions, with changes in terms and form as shall be consistent with this Resolution and as the Chair or Vice Chair shall approve. The

execution thereof by the Chair, Vice Chair and/or Executive Director shall constitute conclusive evidence of such approval. Subject to the due execution and delivery by the Company of the Agreement, the Project Agreement and the Lease Documents, the satisfaction of the conditions of this Resolution, the Agreement, the Project Agreement, the Lease Documents and the payment by the Company of any attendant fees and costs of the Agency, the Company and its designees, are appointed the true and lawful agent of the Agency to proceed with the construction, renovation, equipping and completion of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf. The amount of State and local sales and use tax exemption benefits comprising the Financial Assistance approved herein shall not exceed **\$270,000**.

Section 5. Subject to the terms of this Resolution and the execution and delivery of, and the conditions set forth in the Agreement and the Project Agreement, and the adoption of a PILOT resolution by the Agency, the Agency will: (i) acquire an interest in the Land and Facility pursuant to a lease agreement (the “***Lease***”) to be entered into between the Company and the Agency; accept an interest in the Equipment pursuant to a bill of sale from the Company (the “***Bill of Sale***”); (ii) sublease the Project Facility to the Company pursuant to a sublease agreement (the “***Sublease***” and with the Lease and the Bill of Sale, and all other documents required by the Agency for similar transactions, including but not limited to, an environmental compliance and indemnification agreement, collectively, the “***Lease Documents***”) to be entered into between the Agency and the Company; (iii) grant the approved Financial Assistance, subject to the approval and execution of the PILOT Agreement; and (iv) provided that no default shall have occurred and be continuing under the Agreement and provided the Company has executed and delivered all documents and certificates required by the Agency in conjunction with the Agency’s undertaking of the Project, execute and deliver all other certificates and documents necessary or appropriate for the grant of the approved Financial Assistance, in form and substance acceptable to the Agency.

Section 6. The terms and conditions of subdivision 3 of Section 875 of the Act are herein incorporated by reference and the Company shall agree to such terms as a condition precedent to receiving or benefiting from an exemption from State and local sales and use tax exemptions benefits.

Section 7. Subject to the terms of this Resolution, the Agreement and the Project Agreement, the Company may utilize, and is hereby authorized to appoint, a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such agents and subagents (collectively, “***Additional Agents***”) to proceed with the construction, renovation, equipping and completion of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf, provided the Company execute, deliver and comply with the Agreement. The Company shall provide, or cause its Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the Company shall, and cause each Additional Agent, to make such records available to the State Commissioner of Taxation and Finance (the “***Commissioner***”) upon request. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the

Commissioner may prescribe. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Agency or its designee upon request. for purposes of exemption from New York State (the "*State*") sales and use taxation as part of the Financial Assistance requested, "sales and use taxation" shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight.

Section 8. The Chairman, Vice Chairman and/or the Executive Director of the Agency, acting individually, are each hereby authorized and directed, for and in the name and on behalf of the Agency, to execute and deliver the documents and agreements identified herein and any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred herein as the (Vice) Chairman deems appropriate, and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution, the Agreement and/or the Project Agreement.

Section 9. The obligation of the Agency to consummate any transaction contemplated herein or hereby is subject to and conditioned upon the Company's execution and delivery of the Lease Documents and the documents set forth in Sections 3, 4 and 5 hereof.

Section 10. No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

Section 11. Should the Agency's participation in the Project, or the appointments made in accordance herewith, be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency's counsel. Should any court of competent jurisdiction determine that the Agency is not authorized under the Act to participate in the Project, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

Section 12. Bousquet Holstein PLLC, as counsel to the Agency, is hereby authorized to work with the Company and others to prepare for submission to the Agency, all documents necessary to effect the grant of Financial Assistance and consummate the Lease Documents.

Section 13. The Secretary and/or the Executive Director of the Agency are hereby authorized and may distribute copies of this Resolution and do such further things or perform

such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 14. This Resolution shall take effect immediately. 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.

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

	<u>AYE</u>	<u>NAY</u>
Kathleen Murphy	X	
Steven Thompson	X	
Kenneth Kinsey	X	
Dirk Sonneborn	X	
Rickey T. Brown	X	

The foregoing Resolution was thereupon declared duly adopted.

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

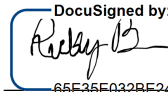
I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on December 20, 2022, with the original thereof on file on file in the office of the Agency, 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), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (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.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the Agency on 1/17/2023.

City of Syracuse Industrial Development Agency

DocuSigned by:


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Rickey T. Brown, Secretary

(S E A L)

EXHIBIT "A"

SEQRA DOCUMENTS

Short Environmental Assessment Form

Part 1 - Project Information

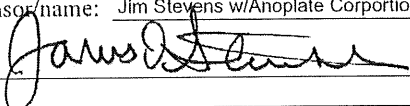
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Anoplate Expansion - City of Syracuse Resubdivision/Lot Alteration Permit			
Project Location (describe, and attach a location map): 441-459 Pulaski Street, 701 Hiawatha Blvd., 753 Hiawatha Blvd (Tax parcels 115.0-02-6.1, 115.0-02-6.2, 115.0-02-8, 115.0-02-9.1, 115.0-02-7)			
Brief Description of Proposed Action: ± 43,088 sq. ft. building addition(s) with driveways, parking lot & stormwater management system onto ± 5.21 Ac. existing facility.			
Name of Applicant or Sponsor: Jim Stevens w/Anoplate Corportion		Telephone: (315) 471-6143 Ext. 125 E-Mail: JDStevenson@Anoplate.com	
Address: 459 Pulaski Street			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±5.2 acres b. Total acreage to be physically disturbed? _____ ±4 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±11 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ County & City Storm Sewer Systems		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Jim Stevens w/Anoplate Corportion</u> Date: <u>August 22, 2022</u></p> <p>Signature: <u></u> Title: _____</p>		

Agency Use Only [If applicable]

Project:

R-22-57

Date:

10/31/22

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project: R-22-57

Date: 10/31/22

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse Planning Commission

 Name of Lead Agency

_____ 10/31/2022
 Date

for Dan Kwasnowski _____ Director, Syracuse-Onondaga County Planning Agency
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Short Environmental Assessment Form

Part 1 - Project Information

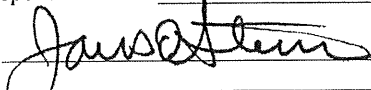
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Anoplate Expansion - City of Syracuse Special Permit for Light Manufacturing			
Project Location (describe, and attach a location map): 441-459 Pulaski Street, 701 Hiawatha Blvd., 753 Hiawatha Blvd (Tax parcels 115.0-02-6.1, 115.0-02-6.2, 115.0-02-8, 115.0-02-9.1, 115.0-02-7)			
Brief Description of Proposed Action: ± 43,088 sq. ft. building addition(s) with driveways, parking lot & stormwater management system onto ± 5.21 Ac. existing facility.			
Name of Applicant or Sponsor: Jim Stevens w/Anoplate Corportion		Telephone: (315) 471-6143 Ext. 125	
Address: 459 Pulaski Street		E-Mail: JDStevenson@Anoplate.com	
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±5.2 acres			
b. Total acreage to be physically disturbed? _____ ±4 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±11 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
County & City Storm Sewer Systems _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jim Stevens w/Anoplate Corporation</u> Date: <u>July 26, 2022</u> Signature: <u></u> Title: <u>President/CEO</u>		

Agency Use Only [If applicable]

Project: SP-22-13

Date: 10/31/22

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

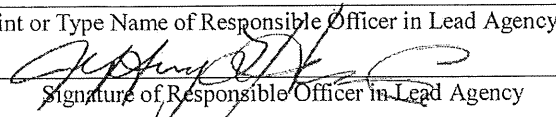
PRINT FORM

Agency Use Only [If applicable]

Project:	SP-22-13
Date:	10/31/22

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Planning Commission <hr/> Name of Lead Agency	10/31/2022 <hr/> Date
Dan Kwasnowski <hr/> Print or Type Name of Responsible Officer in Lead Agency	Director, Syracuse-Onondaga County Planning Agency <hr/> Title of Responsible Officer
 <hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

A RESOLUTION APPROVING A RESUBDIVISION TO COMBINE FIVE PROPERTIES
SITUATED AT 701, AND 723 HIAWATHA BOULEVARD WEST
AND 441, 449, AND 459-475 PULASKI STREET INTO ONE NEW LOT

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 11th day of October, 2022, adopt the following resolution:

WHEREAS, the applicant, Anoplate Corporation, is requesting to combine five properties situated at 701, and 723 Hiawatha Boulevard West and 441, 449, and 459-475 Pulaski Street into one new lot; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on October 31, 2022, 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, 701 Hiawatha Boulevard West, owned by Anoplate Corporation, is a regular-shaped corner lot with a lot width of 200 feet fronting on Hiawatha Boulevard West, a lot depth of 110.85 feet fronting on Pulaski Street, and a lot area of approximately 22,170 square feet; and

WHEREAS, 723 Hiawatha Boulevard West, owned by Anoplate Corporation, is a semi-regular-shaped lot with a lot width of 190 feet with 113 feet fronting on Hiawatha Boulevard West, a lot depth of 600 feet, and a lot area of approximately 106,839 square feet; and

WHEREAS, 441 Pulaski Street, owned by Anoplate Corporation, is a regular-shaped lot with a lot width of 170 feet fronting on Pulaski Street, a lot depth of 200 feet, and a lot area of approximately 34,000 square feet; and

WHEREAS, 449 Pulaski Street, owned by Anoplate Corporation, is a regular-shaped lot with a lot width of 95.15 feet fronting on Pulaski Street, a lot depth of 200 feet, and a lot area of approximately 19,030 square feet; and

WHEREAS, 459-475 Pulaski Street, owned by Anoplate Corporation, is a regular-shaped lot with 224 feet of frontage on Pulaski Street, a lot depth of approximately 200 feet, and a lot area of approximately 44,800 square feet; and

WHEREAS, the purpose of the resubdivision is to facilitate the expansion of the existing Anoplate Corporation to include building additions with driveways, a loading area, and a stormwater management system; and

WHEREAS, the properties lie within a Lakefront, T-5 zoning district, as do the adjacent and neighboring properties to the northeast, southeast, and southwest; neighboring

properties to the northwest lie within Industrial, Class A and Class B zoning districts; and

WHEREAS, land use in the area consists primarily of commercial uses; a water treatment facility lies to the north; and

WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of this site, which lies in the Lakefront neighborhood, as Heavy Industrial/Utilities; heavy industrial areas typically located near major rail and highway transportation corridors, they serve as an economic anchor of the community; and

WHEREAS, the City Planning Commission approved a resubdivision to divide part of Farm Lots 316 and 317 and part of Block 901 of the Cape Code Tract-Revised into new lots situated at 441-455 Pulaski Street and 723 Hiawatha Boulevard West (R-95-6) on March 20, 1995; and

WHEREAS, the City Planning Commission reviewed a companion Special Permit Review (SP-22-13) for the proposed expansion of the Anoplate Corporation; and

WHEREAS, the application included a resubdivision map of Part of Farm Lots 316 and 317, Lots 1A and 3A, Cape Cod Tract-Revised, dated August 8, 2022, which illustrates New Lot 1 (\approx 224,455 square feet, or 5.15 acres) as a semi-regular-shaped lot with two concrete block buildings and two concrete pads, a lot width of 600 feet fronting on Pulaski Street, and 313 feet fronting on Hiawatha Boulevard West; and

WHEREAS, pursuant to paragraph D.3.a. of the City of Syracuse Subdivision Regulations, the lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and for the type of development and use proposed; and

WHEREAS, the proposed resubdivision was reviewed by the Syracuse-Onondaga County Planning Agency, the Onondaga County Health Department, and the City of Syracuse Departments of Engineering and Water; and

WHEREAS, per the Syracuse-Onondaga County Planning Agency, New Lot 1 shall be known as 459 Pulaski Street; and

WHEREAS, the proposed resubdivision was reviewed by the Onondaga County Planning Board pursuant to GML § 239-1 and n; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the City Planning Commission has reviewed the subject proposal, which is an unlisted action, and has determined that it will not have any significant environmental impact based on the limited magnitude of the proposal, and therefore has issued a negative declaration;

Action by the
City Planning Commission
Page 3 of 3

Resolution Date: October 31, 2022
Release Date: November 1, 2022
R-22-57

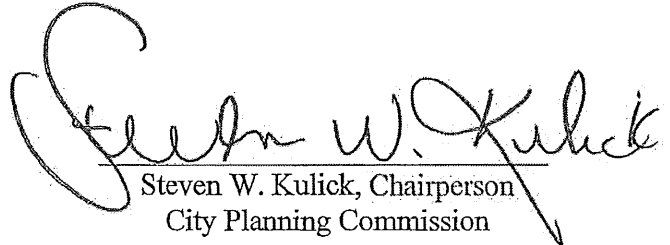
NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 31st day of October, 2022, APPROVE the resubdivision plan of Farm Lots 316 and 317, Lots 1A, 2A and 3A, of the Cape Code Tract Revised, to combine five properties situated at 701, and 723 Hiawatha Boulevard West and 441, 449, and 459-475 Pulaski Street into new Lots New Lot 1, to be known as 459 Pulaski Street, in accordance with the following plan:

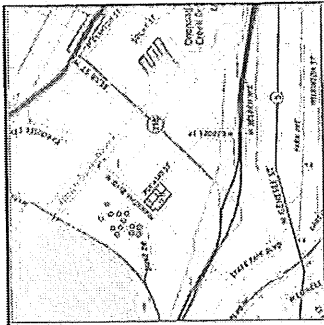
- Resubdivision of Farm Lots 316 and 317, Lots 1A, 2A and 3A of the Cape Code Tract Revised; to be New Lot 1, Anoplate Subdivisio; City of Syracuse, County of Onondaga, State of New York; prepared by: Douglas Jay Reith, Licensed Land Surveyor; dated August 8, 2022; scaled: 1"=40';

which shall be duly filed in the office of the County Clerk of the County of Onondaga within 62 days from the approval date of this resolution pursuant to New York General City Law §32, or this approval shall be considered null and void;

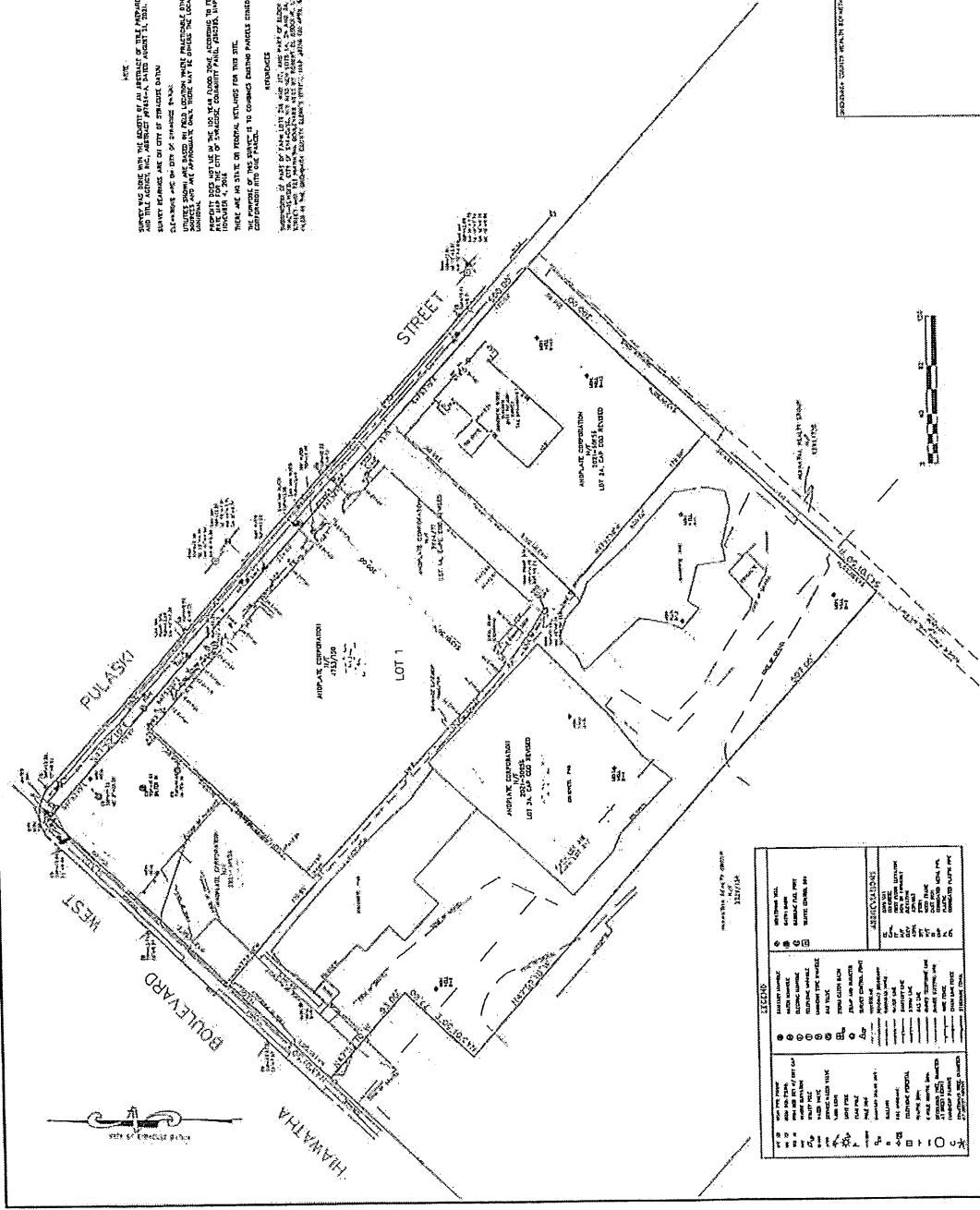
BE IT FURTHER RESOLVED that prior to the filing of the resubdivision map, the applicant shall comply with any other applicable Federal, State, County or City regulatory or licensing provisions including the City of Syracuse Departments of Engineering and Water, the Syracuse-Onondaga County Planning Agency, and the Onondaga County Health Department;

BE IT FURTHER RESOLVED that approval of the proposed resubdivision map DOES NOT relieve the applicant from complying with the City of Syracuse Zoning Rules and Regulations, as amended, including any existing site conditions.


Steven W. Kulick, Chairperson
City Planning Commission



NOTE:
 THIS PLAN AND THE PARTS OF IT WHICH ARE REFERRED TO BY THIS INSTRUMENT BY NAME, ADDRESS AND TITLE, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF SYRACUSE, NEW YORK, AND THE STATE OF NEW YORK.
 I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETENESS FOR THIS PLAN.
 THE PARTS OF THIS INSTRUMENT WHICH ARE REFERRED TO BY NAME, ADDRESS AND TITLE, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF SYRACUSE, NEW YORK, AND THE STATE OF NEW YORK.
 I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETENESS FOR THIS PLAN.



SYMBOL	DESCRIPTION
○	Corner of lot
●	Center of lot
○	Center of street
○	Center of alley
○	Center of easement
○	Center of right-of-way
○	Center of utility line
○	Center of fence
○	Center of wall
○	Center of driveway
○	Center of sidewalk
○	Center of curb
○	Center of gutter
○	Center of ditch
○	Center of stream
○	Center of road
○	Center of canal
○	Center of bridge
○	Center of tunnel
○	Center of culvert
○	Center of well
○	Center of spring
○	Center of cistern
○	Center of tank
○	Center of silo
○	Center of barn
○	Center of house
○	Center of garage
○	Center of shed
○	Center of porch
○	Center of deck
○	Center of fence
○	Center of wall
○	Center of driveway
○	Center of sidewalk
○	Center of curb
○	Center of gutter
○	Center of ditch
○	Center of stream
○	Center of road
○	Center of canal
○	Center of bridge
○	Center of tunnel
○	Center of culvert
○	Center of well
○	Center of spring
○	Center of cistern
○	Center of tank
○	Center of silo
○	Center of barn
○	Center of house
○	Center of garage
○	Center of shed
○	Center of porch
○	Center of deck

RESUBDIVISION OF PART OF FARM LOTS 316 AND 317, LOTS 1A, 2A AND 3A, CAPE COD TRACT—REVISED INTO LOT 1, ANOPLATE SUBDIVISION CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK

CNTY LAND SURVEYING
 2075 CHURCH ROAD
 BALDWINVILLE, NEW YORK 13027
 (315) 685-4814

DRAWING TITLE
 FINAL PLAT

DATE
 08/08/23

SCALE
 1" = 40'

BY
 [Signature]

CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

Congratulations. Your application for a resubdivision has been approved. An approving resolution is enclosed with this notice for your records. Although your resubdivision has been approved, it is not final until you file a mylar copy of the approved resubdivision map with the County Clerk's Office. Instructions for filing the mylar map are provided below. After filing the mylar map with the County Clerk's Office, you must contact the Office of Zoning Administration and provide the map number and the date the map was filed. This information will be given to you by the County Clerk's Office when you file the map.

INSTRUCTIONS FOR FILING A RESUBDIVISION / LOT ALTERATION MAP

1. Map Requirements

Within 62 days of zoning approval, the applicant must obtain original signatures of key government officials (see below) on a mylar or linen copy of the approved map.

- The applicant's land surveyor typically obtains the mylar/linen map for the applicant.

The applicant will then file the signed mylar or linen map at the Onondaga County Clerk's Office NLT: 1/2/2023

The copy for filing must:

- Be printed in black ink on linen, cloth backed paper, or mylar.
- Be no larger than thirty-four inches by forty-four inches in size.
- Be clear and legible for reproduction.
- Show location of property by town or city, lot and/or block, name of tract or subdivision and include a north-seeking arrow.
- Have the certificate of the licensed land surveyor affixed thereto:
 - Surveyor's Certification: "We (or I) hereby certify that this subdivision plat was prepared by us (or me) and was made from an actual survey completed by us (or me) on (date)".
 - Statement must be followed by the surveyor's signature and license number.
- Have all signatures in black ink.

If the applicant is unable to file the mylar or linen map within the 62 day suspense, a filing extension may be requested in writing to the Office of Zoning Administration with the reason for extension and the requested filing date.

2. Signatures: The first two signatures on the mylar or linen map may be obtained in any order:

A. Secretary of City Planning Commission

Syracuse Zoning Office, 201 East Washington Street, Room 500, 315-448-8640

- Contact the Office of Zoning Administration to ensure someone is available to sign the map.
- Submit **5** additional paper copies of the approved map to be retained by the Zoning Office.
- When the Office of Zoning Administration signs the map, they will also give the applicant an original letter(s) from the Syracuse-Onondaga County Planning Agency (SOCPA) that must be filed with the final mylar/linen map at the County Clerk's Office.

B. Onondaga County Health Department (Division of Environmental Health)

Onondaga County Civic Center, Bureau of Public Health Engineering, 12th Floor, 315-435-6600

- Must meet requirements of Health Department for water supply and sewage disposal.
- In addition to their signature on a mylar or linen copy, one paper copy of the map must be left with them.
- Contact the Health Department to ensure that someone will be available to sign the map.

Continued on Back

Once the applicant obtains the above two signatures, the applicant brings the map to:

C. City Assessor

City Hall, Room 130, 315-448-8280

- Applicant leaves the mylar/linen map (but not the SOCPA letter) with the Assessor's Office.
- The Assessor's Office will sign the map, and then forward it internally for two additional signatures:
 - Department of Finance
 - Department of Engineering
- The Department of Engineering will contact the applicant when the map has been signed and is available for pick up and filing.

3. Map Filing at the Onondaga County Clerk's Office

County Clerk, Room 200, Onondaga County Court House, 401 Montgomery Street, 315-435-2226

- The original letter from Syracuse-Onondaga County Planning Agency received in Step A above must be filed with the signed map.
- There is a filing fee. Please contact the Onondaga County Clerk's Office for the fee amount.

4. Applicant must notify the Zoning Office to report the filing date and map number. This information will be provided by the County Clerk's Office.

- Notification can be made by telephone (315-448-8640), email (zoning@syr.gov), fax (315-448-8621), or US mail (Office of Zoning Administration, 201 East Washington Street, Room 500, Syracuse, New York 13202)
- The map is not legally recorded in the city's records until the Zoning Office has been notified of the filing date and map number.

NOTE TO APPLICANT

Street Dedication: The filing of a subdivision map does not result in the dedication of any street appearing on such map. Common Council action is necessary either by adoption of an ordinance for dedication of a new street for street purposes or authorizing street improvements such as for sewers, paving, etc.

**A RESOLUTION APPROVING A SPECIAL PERMIT FOR LIGHT MANUFACTURING
ON PROPERTIES SITUATED AT 701 AND 723 HIAWATHA BOULEVARD WEST AND
441, 449, AND 459-475 PULASKI STREET**

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 31st day of October, 2022, adopt the following resolution:

- WHEREAS, the applicant, Anoplate Corporation, is requesting a Special Permit for Light Manufacturing to facilitate new construction and site alterations in order to expand an existing use on properties situated at 701 and 723 Hiawatha Boulevard West and 441, 449, and 459-475 Pulaski Street pursuant to Part B, Section IX and Part C, Section IX 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 October 31, 2022, 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 subject property is a proposed corner lot with 313 feet of frontage on Hiawatha Boulevard West, 600 feet of frontage on Pulaski Street, and a lot area of approximately 224,455 square feet, or 5.15 acres; and
- WHEREAS, the property lies within a Lakefront, T-5 zoning district, as do the adjacent and neighboring properties to the northeast, southeast, and southwest; neighboring properties to the northwest lie within Industrial, Class A and Class B zoning districts; and
- WHEREAS, land use in the area consists primarily of commercial uses; a water treatment facility lies to the north; and
- WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of this site, which lies in the Lakefront neighborhood, as Heavy Industrial/Utilities; and
- WHEREAS, the City Planning Commission approved a resubdivision (R-95-6) on March 20, 1995, to divide part of Farm Lots 316 and 317 and part of Block 901 of the Cape Code Tract Revised, being properties situated at 441-455 Pulaski Street and 723 Hiawatha Boulevard West, into new lots 1A, 2A, and 3A; and
- WHEREAS, the City Planning Commission approved three Site Plan Reviews (SR-11-15, SR-11-18, and SR-11-19) on November 14, 2011, to demolish three existing buildings on properties situated at 745 Hiawatha Boulevard East, 725 Hiawatha Boulevard East, and 401 Pulaski Street.
- WHEREAS, the City Planning Commission reviewed a companion Resubdivision application (R-22-57) to combine five properties into one new Lot.

- WHEREAS, the application included an undated, preliminary site plan (Sheet C201) date stamped Oct 31, 2022, which illustrates an existing 51,550-square foot building (known as 459 Pulaski Street) with a proposed 752-square foot addition, a proposed 20,736-square foot building addition with a concrete ramp, two future building additions at 10,200 square feet and 11,400 square feet, an existing 5,020-square foot fabrication building (known as 441 Pulaski Street), seven loading bays (one of which is on Pulaski Street), two stormwater management areas and a future stormwater management area, four driveways on Pulaski Street, one of which is 30 feet wide, and a 28-foot wide driveway on Hiawatha Boulevard West; and
- WHEREAS, the application included a floor plan for the proposed 20,736-square foot addition (Sheet A-101) dated October 21, 2022, which illustrates a shipping and receiving area with three overhead doors, and an open floor area connected to the main building by four ramps; and
- WHEREAS, the application included an existing floor plan for the main plant known as 459 Pulaski Street dated January 16, 2022; the floor plan does not illustrate the proposed 752-square foot addition, or any alterations to accommodate the proposed access to the 20,736-square foot addition; and
- WHEREAS, the application included an elevation plan for the proposed 20,736-square foot addition (Sheets A-201 and A-202) dated October 21, 2022, which illustrates fenestration patterns and finishing materials consisting of cementitious masonry units and metal panels; and
- WHEREAS, applicant did not submit any elevation plans for the existing 51,550-square foot building known as 459 Pulaski Street, or the 752-square foot proposed building addition; available street-level photography shows existing finishing materials of brick and metal siding, six overhead doors fronting on Pulaski Street, and a dropped curb along Pulaski Street; and
- WHEREAS, the overall proposal includes exterior renovations to the existing fabrication building located on property situated at 441 Pulaski Street; and
- WHEREAS, the City of Syracuse Division of Code Enforcement issued a building permit (#46328) on July 29, 2022, to renovate the existing fabrication building on property situated at 441 Pulaski Street, which included removing and infilling 15 overhead doors along both sides of the building (north and south façades), installing two new overhead doors on the rear of the building (west façade), installing new concrete and metal stairs on the east and north façades, respectively, and replacing existing vertical metal panels with new vertical metal panels as illustrated on Sheets A-201 (Exterior Elevations) and A-101 (Floor Plan); the renovation included the use of cementitious masonry units and metal panels, which are not allowed as finishing materials in the Lakefront District; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 3.a.(3) of the City of Syracuse Zoning Rules and Regulations, as amended, in that rear doors, loading docks, and service entries are prohibited along frontages; the applicant is proposing to maintain six existing overhead doors fronting on Pulaski Street; and

- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 3.a.(4) of the City of Syracuse Zoning Rules and Regulations, as amended, in that one principal building and one outbuilding may be built on each lot; the applicant is proposing to construct three additional buildings (two of which are to be connected) in addition to two existing buildings; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 5.b.(1) of the City of Syracuse Zoning Rules and Regulations, as amended, in that the exterior finish materials on all facades shall be limited to brick, stone, wood, or cementitious clapboard siding; the applicant is proposing to use cementitious masonry units and metal panels as exterior finish materials on the 20,736-square foot addition and the existing fabrication building; during the Public Hearing the applicant agreed to use brick as a finishing material on facades facing Hiawatha Boulevard West; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 5.b.(4) of the City of Syracuse Zoning Rules and Regulations, as amended, in that all architectural openings shall be constructed with their height equal to or greater than their width; the elevation plan for the 20,736-square foot addition illustrates three overhead doors and 18 windows with a width greater than their height; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 5.c.(1) of the City of Syracuse Zoning Rules and Regulations, as amended, in that no off-street loading, service or storage areas shall enfront a designated civic space or "A" Street; the applicant is proposing to maintain six overhead doors along Pulaski Street, a type "3A" street; and
- WHEREAS, the proposal necessitates five waivers from the City of Syracuse Zoning Rules and Regulations, as amended with respect to loading dock requirements, building requirements, finishing material requirements, architectural opening requirements, and off-street loading requirements; and
- WHEREAS, the proposal was submitted to the submitted to the City of Syracuse Departments of Engineering and Public Works for review; and
- WHEREAS, the proposal was reviewed by the Onondaga County Planning Board pursuant to GML §239-l, m and n; and
- WHEREAS, pursuant to the New York State Environmental Quality Review Act, the City Planning Commission has reviewed the subject proposal, which is an Unlisted Action and has determined that it will have no significant environmental impact based on the limited magnitude of the proposal, and therefore has issued a negative declaration; and

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 31st day of October, 2022, APPROVE the request of Anoplate Corporation for a Special Permit for Light Manufacturing to facilitate new construction and site alterations in order to expand an existing use on properties situated at 701 and

723 Hiawatha Boulevard West and 441, 449, and 459-475 Pulaski Street pursuant to Part B, Section IX and Part C, Section IX 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;
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:
 - Preliminary Site Plan (Sheet C201); Facility Expansion; 459 Pulaski Street; date stamped: Oct 31 2022; scaled: as noted;
 - Floor Plan (Sheet A-101); Facility Expansion; 459 Pulaski Street; dated: 10.21.2022; scaled: as noted;
 - Floor Plan (2 sheets); Anoplate Corporation; Revision Date: 1/16/2022;
 - Exterior Elevations (Sheets A-201 and A202); Facility Expansion; 459 Pulaski Street; dated: 10.21.2022; scaled: as noted;
 - Building Sections (Sheet A-301); Facility Expansion; 459 Pulaski Street; dated: 07.29.22; scaled: as noted;
 - Exterior Elevations (Sheet A-201); Anoplate Loading Dock; 441 N. Pulaski St; dated: 05.18.2022; scaled: as noted;
 - Floor Plan & Sections (Sheet A-101); Anoplate Loading Dock; 441 N. Pulaski St; dated: 05.18.2022; scaled: as noted;
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;

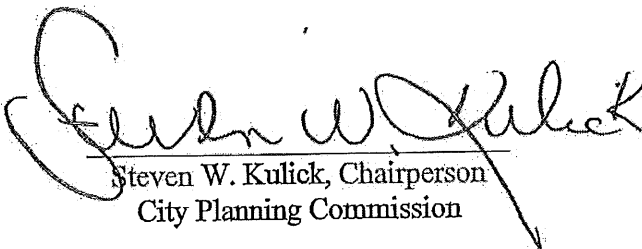
BE IT FURTHER RESOLVED that this Commission GRANTS the requested waivers from Part B, Section IX and Part C, Section IX of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the loading dock requirements, building requirements, finishing material requirements, architectural opening requirements, and off-street loading 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 Code Enforcement Office;


Action by the
City Planning Commission
Page 5 of 5

Resolution Date: October 31, 2022
Release Date: November 1, 2022
SP-22-13

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



Steven W. Kulick, Chairperson
City Planning Commission



STRUCTURES
ONE WESTBURY LANDING
SYRACUSE, NY 13204
315.471.2330

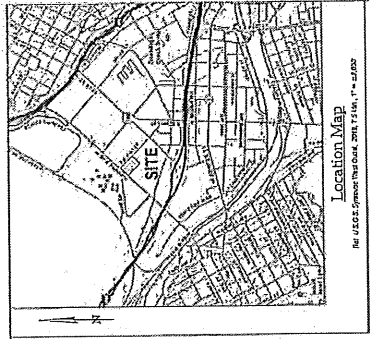


ANOPLATE
459 Purdie Street
Syracuse, NY 13204

FACILITY EXPANSION

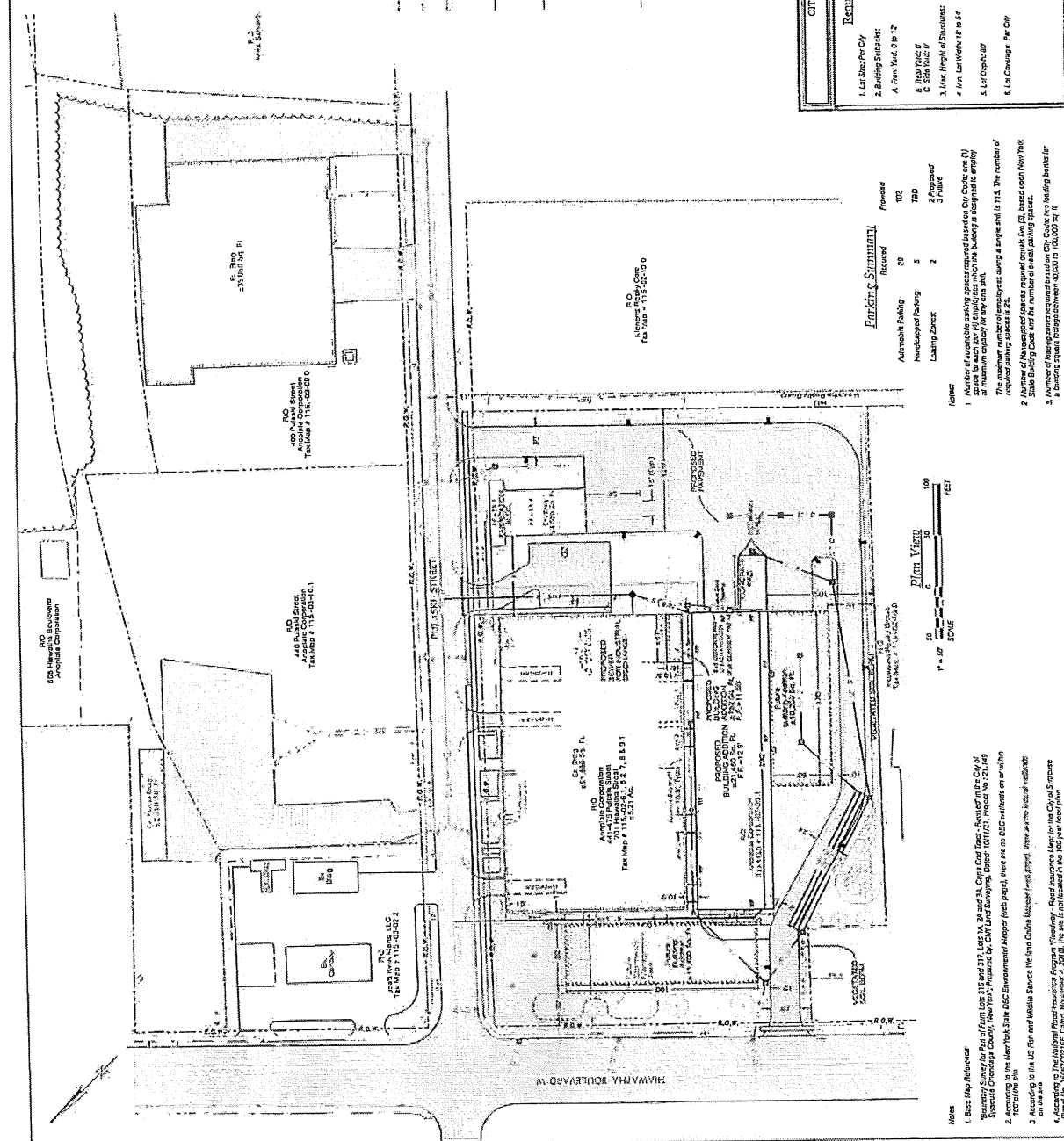
NO.	DATE	REVISIONS
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2	11/15/11	REVISED PER CITY COMMENTS
3	11/15/11	REVISED PER CITY COMMENTS
4	11/15/11	REVISED PER CITY COMMENTS
5	11/15/11	REVISED PER CITY COMMENTS
6	11/15/11	REVISED PER CITY COMMENTS
7	11/15/11	REVISED PER CITY COMMENTS
8	11/15/11	REVISED PER CITY COMMENTS
9	11/15/11	REVISED PER CITY COMMENTS
10	11/15/11	REVISED PER CITY COMMENTS

PRELIMINARY SITE PLAN
C201



Key

EXISTING	PROPOSED
Property Line	Drainage Pipe w/ Size
Right of Way	Red Clean of Site
Lot Line	Club House / Drain Spout
Revised Center	Sanitary Sewer Label / Pipe Line
Overhead Utility	Unretained Structure / Pipe Line
Utility Pole	1" = 1" = 2000'
Sanitary Sewer w/ Size	Paving
Sanitary Manhole	Light Pole w/ Fixture
Curb / Walk	Hand Park
Asphalt / Water Main w/ Size	Ballast
Drainage Pipe w/ Size	
Damage Area / Storm Drain	



CITY OF SYRACUSE PLANNING DEPARTMENT REVIEW

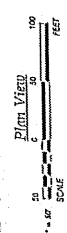
Item	Required	Provided
1. Lot Size: 27 Acres		27 Acres
2. Building Setback:		As Per Code
3. Front Yard Setback:		As Per Code
4. Side Yard Setback:		As Per Code
5. Rear Yard Setback:		As Per Code
6. Floor Height:		As Per Code
7. Max. Height of Structure:		As Per Code
8. Min. Lot Width: 10 to 50'		As Per Code
9. Lot Depth: 20'		As Per Code
10. Lot Coverage: 10%		As Per Code

Parking Summary


Category	Required	Provided
Automobile Parking	29	102
Handicapped Parking	5	780
Loading Space:	2	2

Notes:

1. Number of automobile parking spaces required is based on City Code (see 11). The maximum number of employees during a single shift is 115. The number of maximum capacity for any data shift, and the number of employees is provided to employ regular parking spaces is 29.
2. Number of handicapped parking spaces required is based on City Code (see 11). The number of maximum capacity for any data shift, and the number of employees is provided to employ regular parking spaces is 5.
3. A loading space is required as per City Code (see loading benefit for 100,000 sq. ft. building space freight between 0.002 to 0.003 sq. ft. per 100 sq. ft. of building space).



VIP
STRUCTURES
 ONE WEST 155 LAMING
 SYRACUSE, NY 13202
 TEL: 315.440.1300

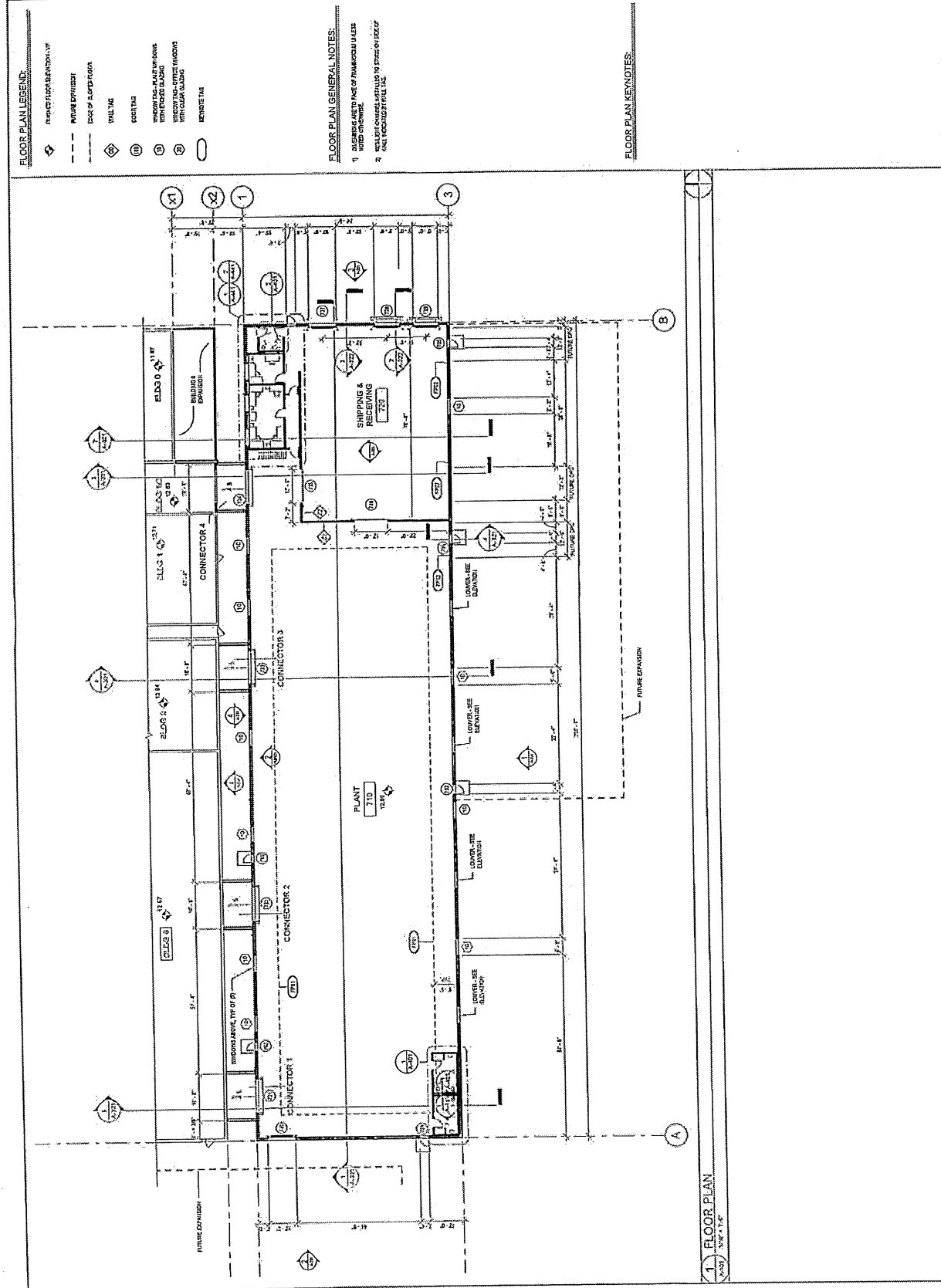


VIP
ARCHITECTURE

ANOPIATE
 459 Pulaski Street
 Syracuse, NY 13204

FACILITY EXPANSION

NO.	DATE	DESCRIPTION
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2	11/15/11	ISSUED FOR PERMIT
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- FLOOR PLAN LEGEND:**
- EXISTING STRUCTURE
 - FUTURE EXPANSION
 - EXISTING FLOOR SLAB
 - WALL TAG
 - COLUMN TAG
 - WINDOW TAG
 - DOOR TAG
 - ROOM TAG
 - EQUIPMENT TAG

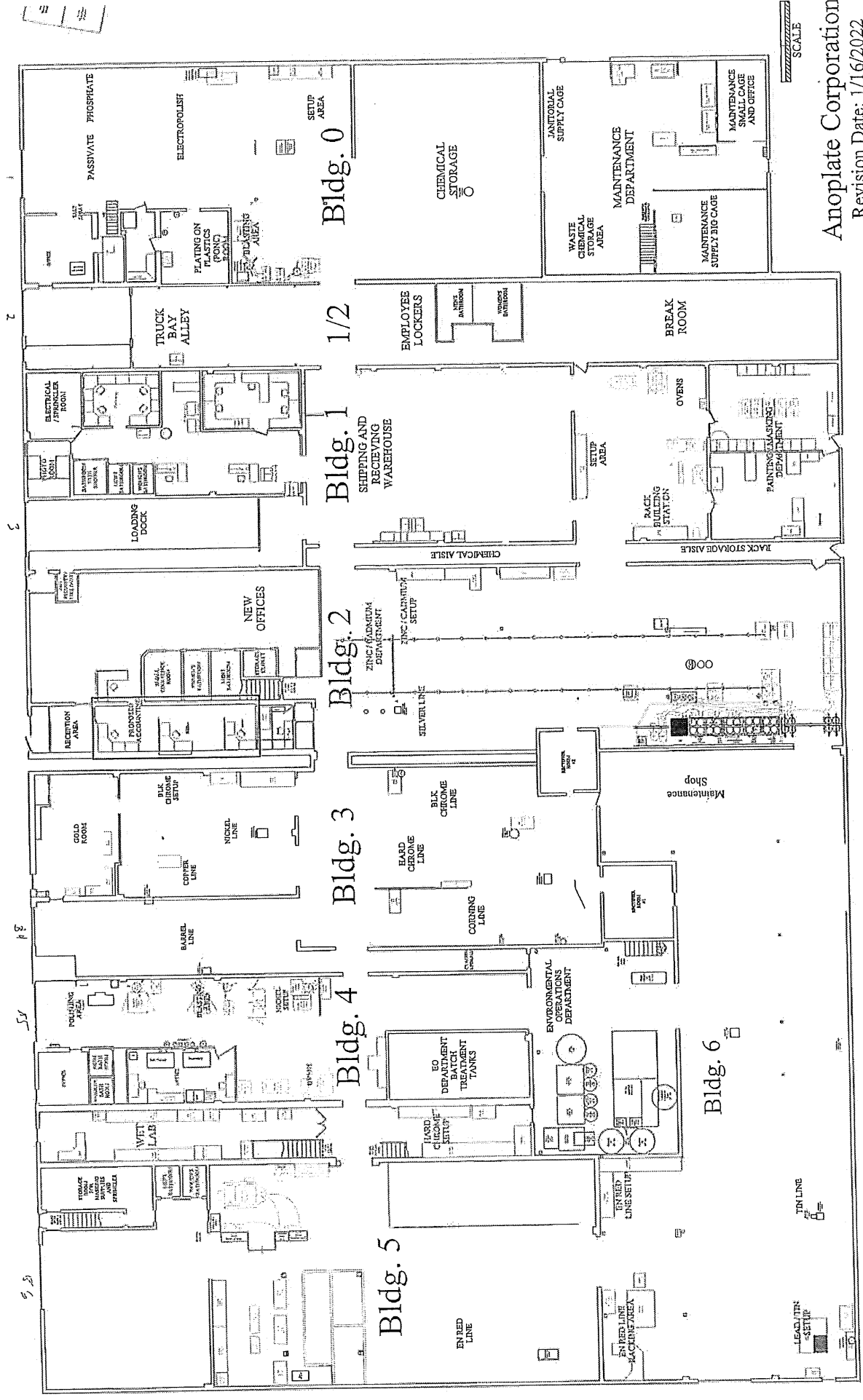
FLOOR PLAN GENERAL NOTES:

1. REFER TO SHEET 100 FOR GENERAL NOTES.
2. REFER TO SHEET 101 FOR GENERAL NOTES.
3. REFER TO SHEET 102 FOR GENERAL NOTES.

FLOOR PLAN KEYNOTES:

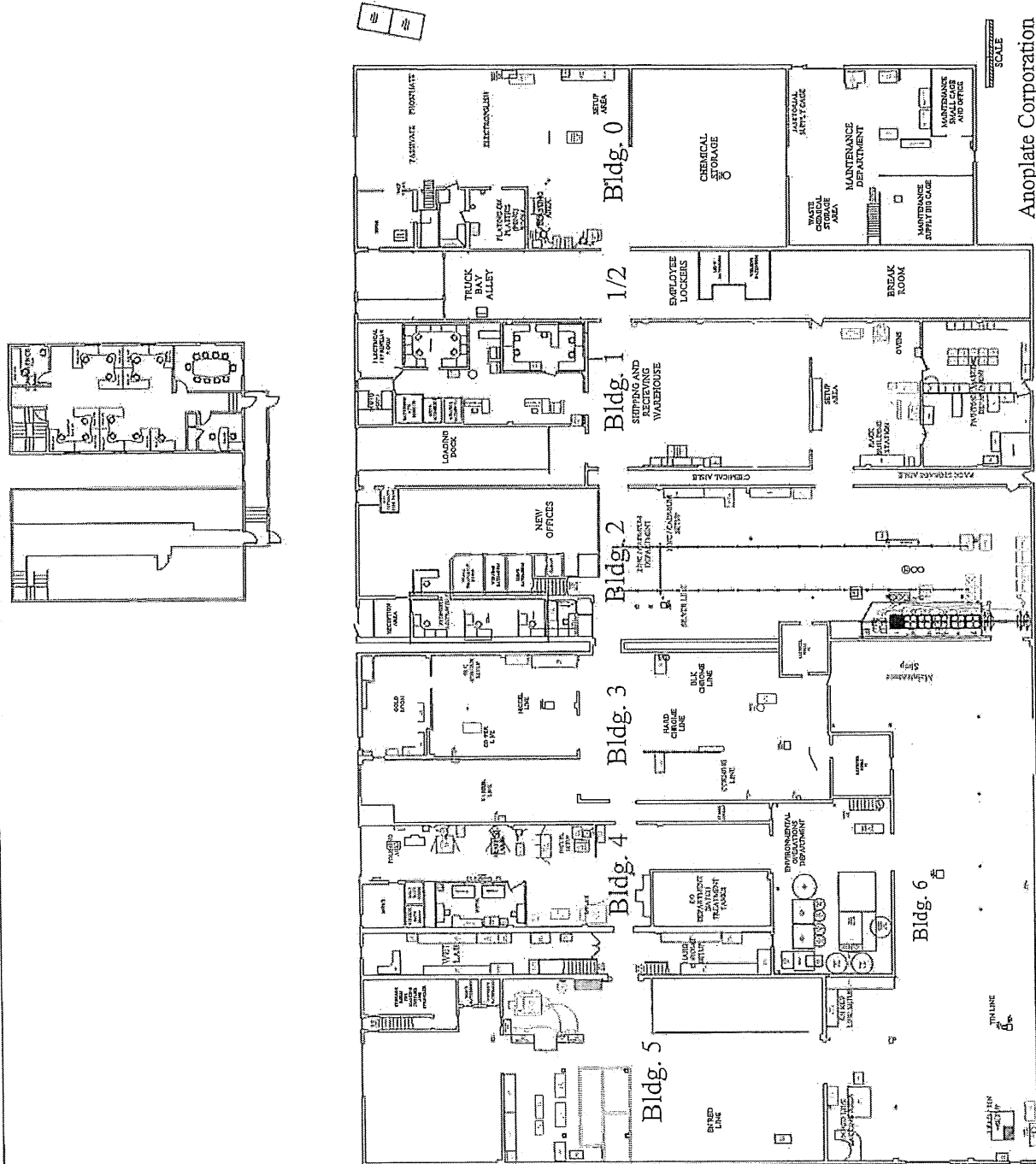
1 FLOOR PLAN
 11/15/11

FLOOR PLAN
A-101



SCALE

Anoplate Corporation
Revision Date: 1/16/2022



Anoplate Corporation
 Revision Date: 1/16/2022
 Last Revised By: Alan Fries

VIP
STRUCTURES

ONE WATSON AVENUE
SYRACUSE, NY 13203
315.472.3200

VIP
ARCHITECTURE

ANOPLATE
459 Pulaski Street
Syracuse, NY 13204

FACILITY EXPANSION

DATE	DESCRIPTION
01/11/2017	ISSUED FOR PERMITTING
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03/15/2017	REVISED PER COMMENTS
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12/22/2019	REVISED PER COMMENTS
12/29/2019	REVISED PER COMMENTS
01/05/2020	REVISED PER COMMENTS

**EXTERIOR
ELEVATIONS**

A-201

ELEVATION LEGEND:

- ① DOOR TYPE
- ② WINDOW TYPE
- ③ INSULATION TYPE
- ④ FINISH TYPE
- ⑤ MATERIAL TYPE
- ⑥ COLOR

ELEVATION GENERAL NOTES:

1. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL FIRE ALARMA CODE (NFPA).

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANDBOOK (IMH).

6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING HANDBOOK (IPH).

7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANDBOOK (IMH).

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10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING HANDBOOK (IPH).

ELEVATION KEYNOTES:

1. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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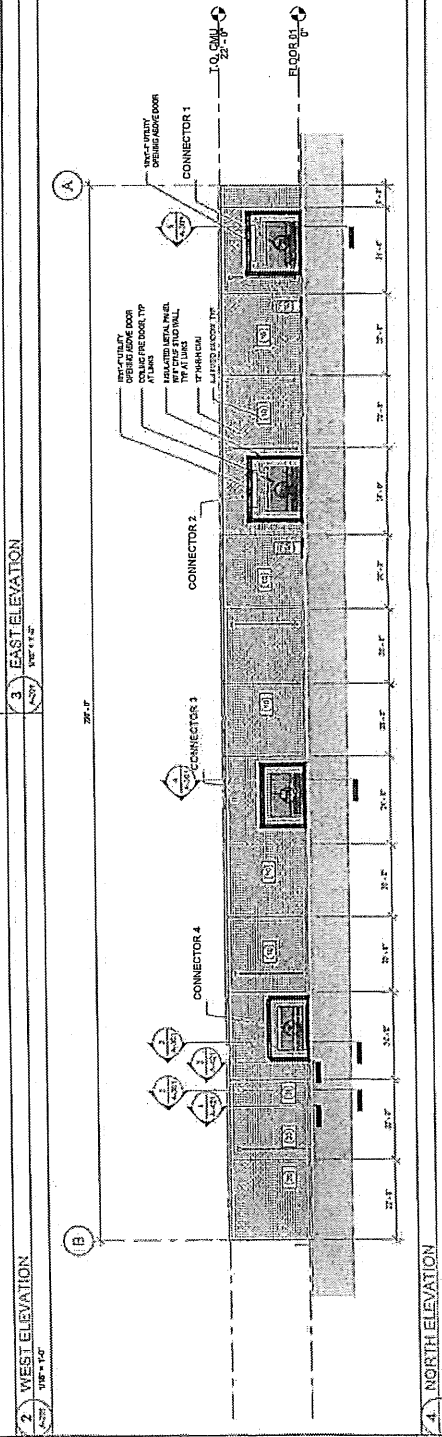
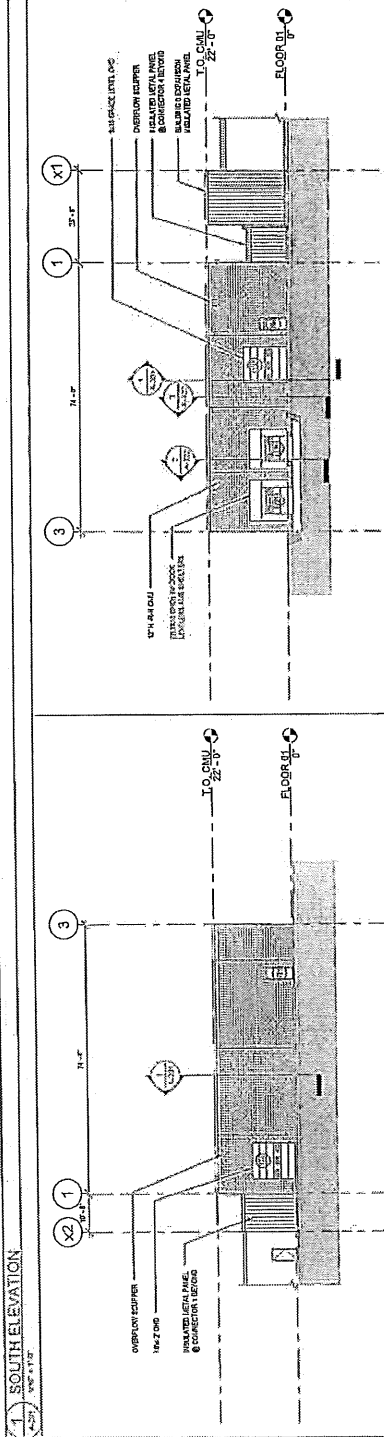
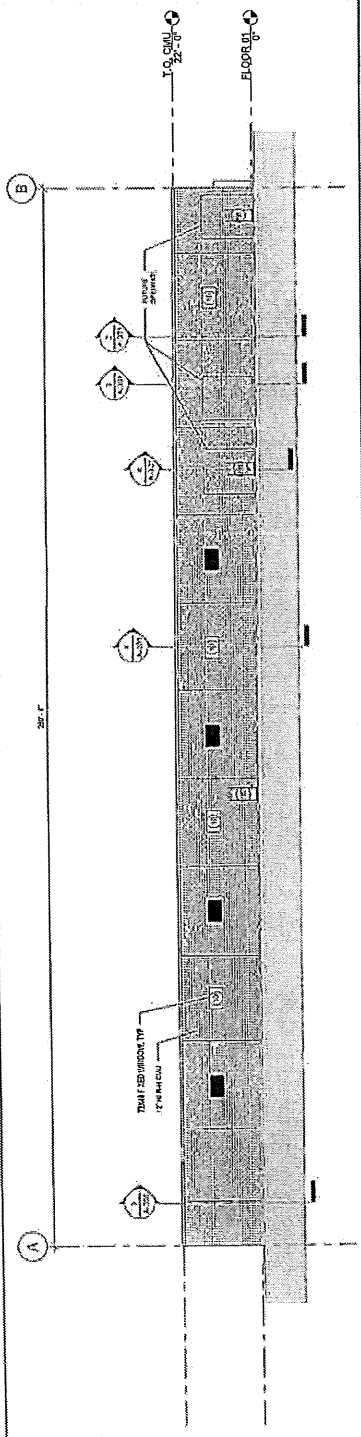
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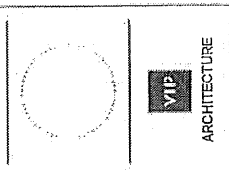
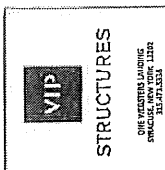
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANDBOOK (IMH).

8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING HANDBOOK (IPH).

9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL HANDBOOK (IMH).

10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING HANDBOOK (IPH).





459 Pulaski Street
Syracuse, NY 13204

**FACILITY
EXPANSION**

NO.	DATE	DESCRIPTION
1	11/15/12	ISSUED FOR PERMITTING
2	11/20/12	REVISIONS
3	12/11/12	REVISIONS
4	1/7/13	REVISIONS
5	1/7/13	REVISIONS
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12	1/7/13	REVISIONS
13	1/7/13	REVISIONS
14	1/7/13	REVISIONS
15	1/7/13	REVISIONS

PROJECT NO.: 12052002
SHEET NO.: 202
SCALE: 1/4"=1'-0"

PREPARED BY: ANOPLATE ASSOCIATES, P.C.
DESIGNED BY: ANOPLATE ASSOCIATES, P.C.
DRAWN BY: ANOPLATE ASSOCIATES, P.C.
CHECKED BY: ANOPLATE ASSOCIATES, P.C.
DATE: 1/7/13

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IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED
HEREIN. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN PERMISSION OF
ANOPLATE ASSOCIATES, P.C. IS STRICTLY PROHIBITED.

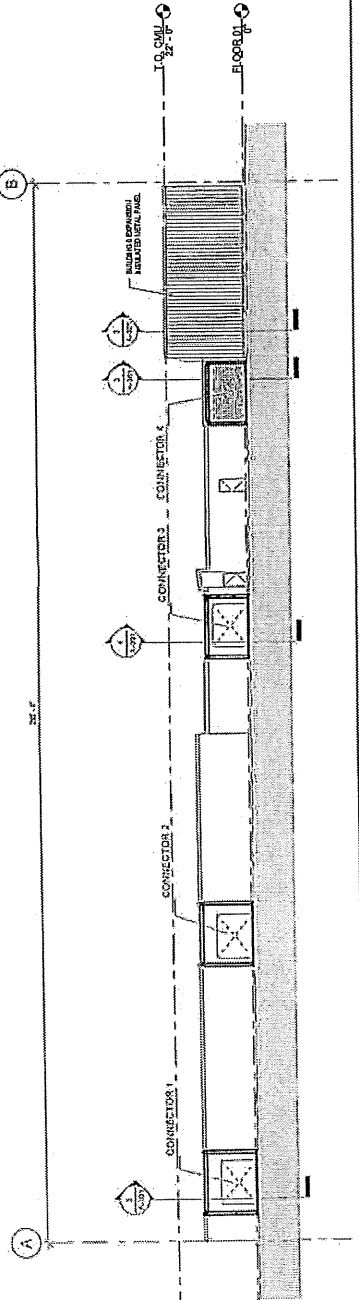
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-202

- ELEVATION LEGEND:**
- ① DOORING
 - ② WINDOW/PAINT MARKERS
 - ③ WINDOW/PAINT MARKERS
 - ④ WINDOW/PAINT MARKERS
 - ⑤ WINDOW/PAINT MARKERS

ELEVATION GENERAL NOTES:

ELEVATION KEYNOTES:



1 EXISTING SOUTH ELEVATION
12/13/12

VIP
ARCHITECTURE

ANOPIATE
 459 Pulaski Street
 Syracuse, NY 13204
**FACILITY
 EXPANSION**

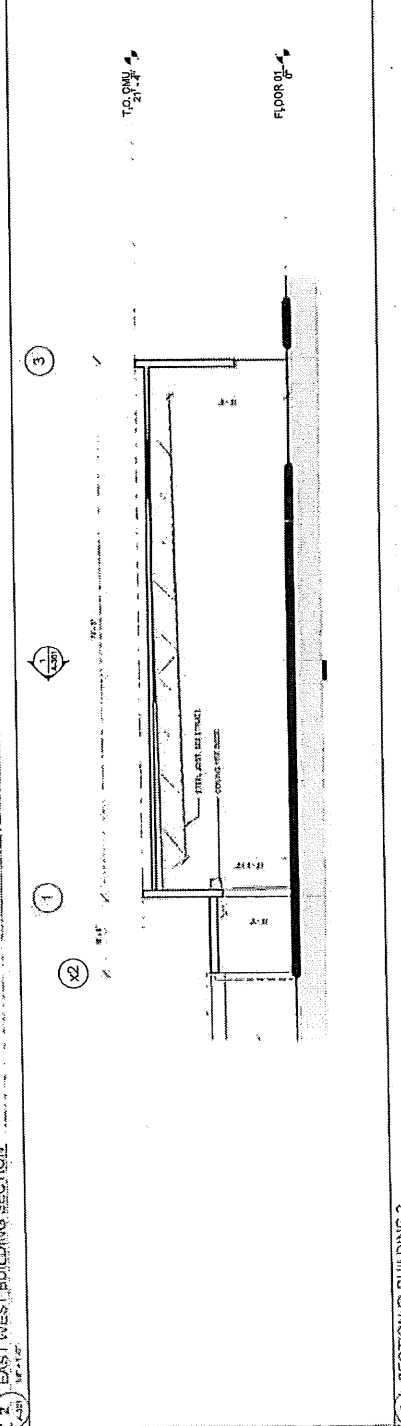
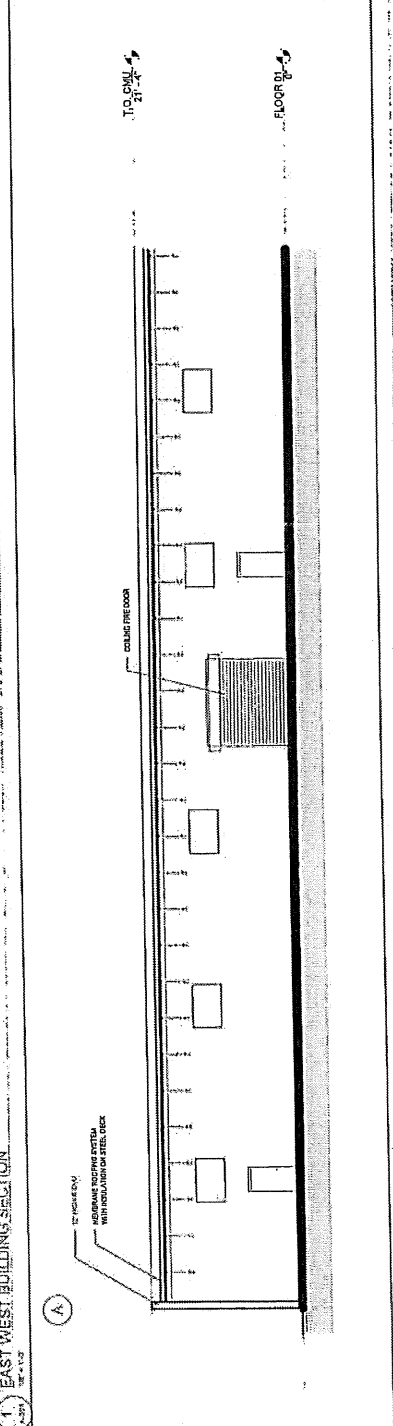
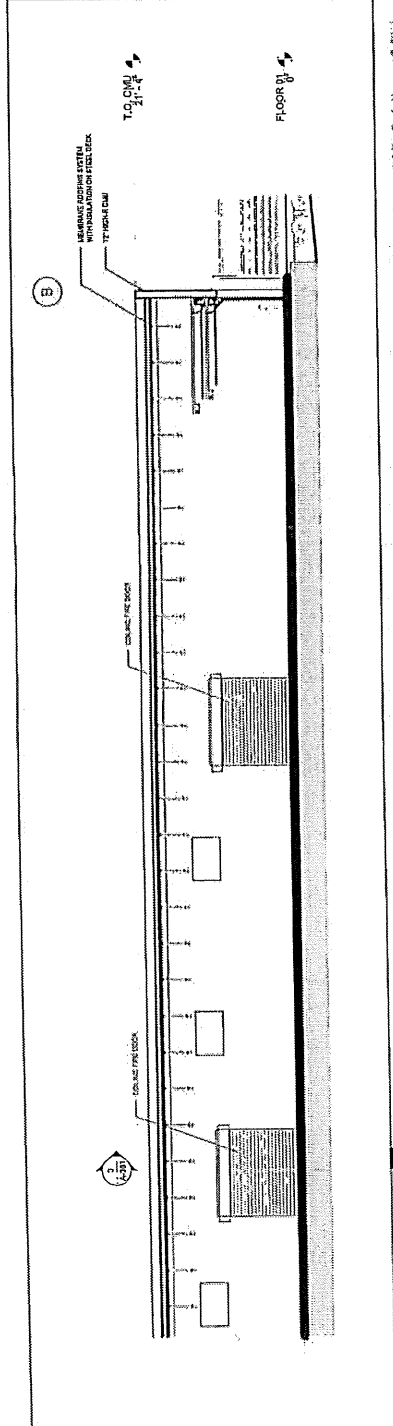
PROJECT NO.	18-00000
DATE	12/20/18
BY	W.E. HANSEN
APP. PROJECT	W.E. HANSEN
APP. DATE	12/20/18
SCALE	AS SHOWN
DATE PLOTTED	12/20/18
PLotted BY	W.E. HANSEN
DATE PLOTTED	12/20/18
PLotted BY	W.E. HANSEN

BUILDING SECTIONS
A-301

BLDG SECTION LEGEND:

BLDG SECTION GENERAL NOTES:

BLDG SECTION KEYNOTES:



1 EAST WEST BUILDING SECTION
 18-00000

2 EAST WEST BUILDING SECTION
 18-00000

3 SECTION @ BUILDING 2
 18-00000

3 LEGEND & KEYNOTES



STRUCTURES

ONE WESTERN BLVD
SYRACUSE, NY 13202-3100
315-477-8118



ARCHITECTURE

ANOPLATE
LOADING DOCK

ANOPLATE

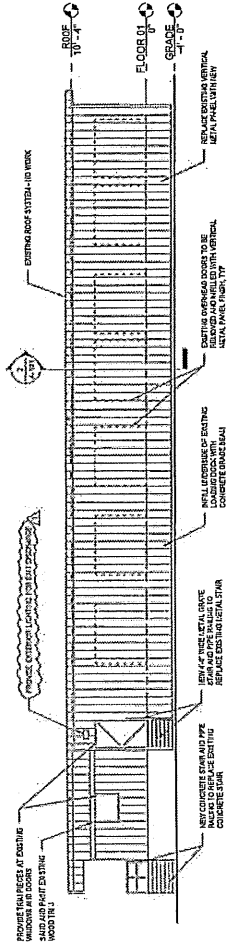
441 N. PULASKI ST.
SYRACUSE, NY

Permit #
A6328

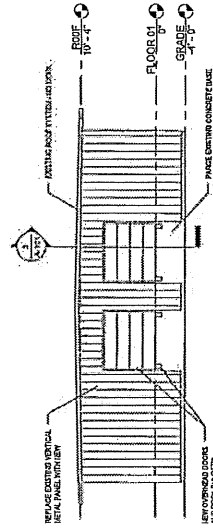
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EXTERIOR
ELEVATIONS

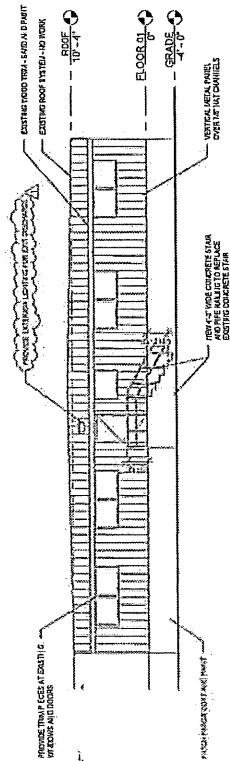
A-201



1 NORTH EXTERIOR ELEVATION
1/8\"/>



3 WEST EXTERIOR ELEVATION
1/8\"/>



2 EAST EXTERIOR ELEVATION (MAIN)
1/8\"/>



STRUCTURES
ONE WATKINS SQUARE
SYRACUSE, NEW YORK 13203
315.487.1375



ARCHITECTURE

**ANOPLATE
LOADING DOCK**

ANOPLATE

441 N. PULASKI ST.
SYRACUSE, NY

Project #
A6328

NO.	DATE	DESCRIPTION
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**FLOOR PLAN &
SECTIONS**

A-101

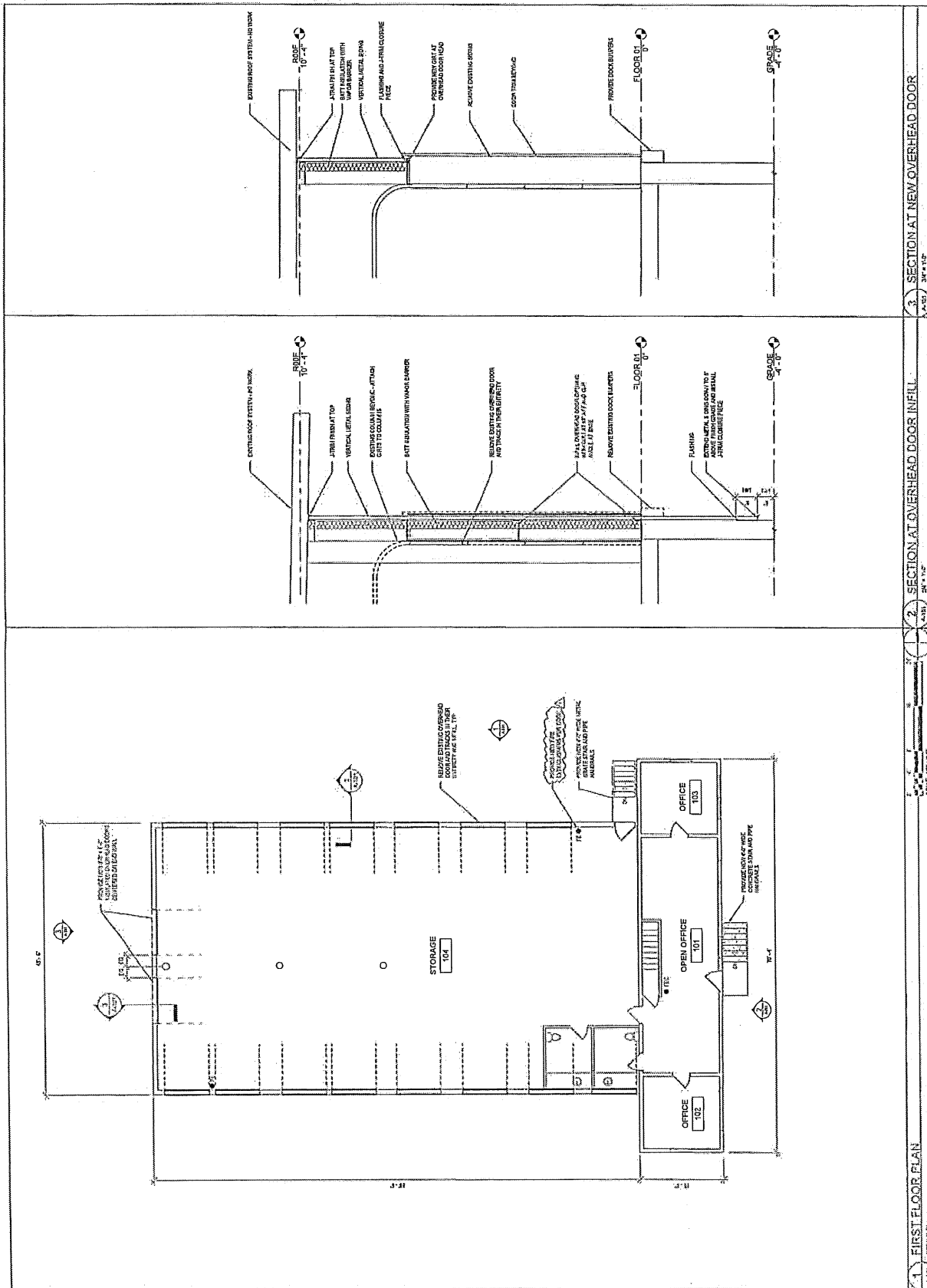


EXHIBIT "B"

AGENCY/COMPANY AGREEMENT

THIS AGREEMENT is between **CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY** (the "**Agency**"), with an office at 201 East Washington Street, 6th Floor, Syracuse, New York 13202 and **ANOPLATE CORPORATION** (the "**Company**") with a mailing address of 459 Pulaski Street, Syracuse, New York 13204.

Article 1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this agreement are the following:

1.01. The Agency is authorized and empowered by the provisions of Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, and Chapter 641 of the Laws of 1979 of the State (collectively, the "**Act**") to designate an agent for constructing, renovating and equipping "projects" (as defined in the Act).

1.02. The purposes of the Act are to promote, attract, encourage and develop recreation and economically sound commerce and industry in order 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 to prevent unemployment and economic deterioration. The Act vests the Agency with all powers necessary to enable it to accomplish such purposes, including the power to acquire and dispose of interests in real property and to appoint agents for the purpose of completion of projects undertaken by the Agency.

1.03. The Company, by application dated November 14, 2022 (the "**Application**"), requested the Agency undertake a project (the "**Project**") consisting of: (A)(i) the acquisition of an interest in approximately 5.21 acres of real property comprised of parcels located at (a) 441 Pulaski Street (tax map no. 115.02-09.1), 449 Pulaski Street (tax map no. 115.-02-06.2), 459-75 Pulaski Street (tax map no. 115.-02-08.0), 701 Hiawatha Boulevard W & Pulaski (tax map no. 115.-02-07.0) and 723 Hiawatha Boulevard W. to Pulaski (tax map number 115.-02-06.1) which parcels contain improvements consisting of an approximate 5,020 sq. ft. building located on the 441 Pulaski St. parcel ("**Building 1**") and an approximate 51,550 sq. ft. building located at 449 and 459-75 Pulaski St. ("**Building 2**"), all located in the City of Syracuse, New York (collectively with the buildings, the "**Land**"); which Land is being resubdivided into one parcel in accordance with a subdivision map, dated August 8, 2022, prepared by CNY Land Surveying, File No. 22.044, and to be named 459 Pulaski Street (tax map number to be assigned); (ii)(a) the renovation of certain portions of the Buildings to allow for the construction of an approximate 22,212 sq.ft. addition to Building 2 which shall be used for manufacturing space; and (b) the completion of certain sitework, including but not limited to, renovations to the surface parking lot and installation of a stormwater management system, all located on the Land (collectively, the "**Facility**"); (iii) 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, construction, renovation, equipping and completion 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.

The Company affirmed in its application that the Project would create 20 new full time equivalent jobs.

1.03(a). All documents necessary to effectuate the Agency’s undertaking of the Project and the granting of the approved Financial Assistance between the Agency and the Company, including but not limited to, a project agreement, a company lease agreement, an agency lease agreement, a bill of sale and an environmental compliance and indemnification agreement, shall be collectively referred to herein as the “**Lease Documents**”.

1.04. The Company hereby represents to the Agency that undertaking the Project, the designation of the Company as the Agency’s agent for the construction, renovation, equipping and completion of the Project Facility, and the use and appointment, as necessary, by the Company of a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such agents and subagents (collectively, “**Additional Agents**”): (i) will be an inducement to it to construct, renovate and equip the Project Facility in the City of Syracuse (the “**City**”); (ii) will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or of any other proposed occupant of the Project Facility from one area of the State to another or in the abandonment of one or more plants or facilities of the Company or of any other proposed occupant of the Project Facility located in the State, except as may be permitted by the Act; and (iii) undertaking the Project Facility will promote, create and/or preserve private sector jobs in the State.

1.05. The Agency has determined that the acquisition of a controlling interest in, and the construction, renovation and equipping of the Project Facility and the subleasing of the same to the Company will promote and further the purposes of the Act.

1.06. On December 20, 2022, the Agency adopted a resolution (the “**Inducement Resolution**”) agreeing, subject to the satisfaction of all conditions precedent set forth in such Resolution, to designate the Company as the Agency’s agent for the acquisition, construction, renovation and equipping of the Project Facility and determining that the leasing of the same to the Company will promote further purposes of the Act. For purposes of that designation, the Agency authorized as part of the approved Financial Assistance, State and local sales and use tax exemption benefits in an amount not to exceed **\$270,000**.

1.07. In the Resolution, subject to the execution of, and compliance with, this Agreement by the Company, the execution and delivery of a project agreement by the Company,

and other conditions set forth in the Resolution and herein, the Agency appointed the Company as its agent for the purposes of construction, renovation and equipping the Project Facility, entering into contracts and doing all things requisite and proper for construction, renovation and equipping the Project Facility.

Article 2. Undertakings on the Part of the Agency. Based upon the statement, representations and undertakings of the Company and subject to the conditions set forth herein, the Agency agrees as follows:

2.01. The Agency confirms that it has authorized and designated, pursuant to the terms hereof, the Company as the Agency's agent for constructing, renovating and equipping the Project Facility.

2.02. The Agency will adopt such proceedings and authorize the execution of such Agency documents as may be necessary or advisable for: (i) acquisition of a controlling interest in the Project Facility; (ii) designation by the Company of Additional Agents for construction, renovation and equipping of the Project Facility subject to the terms hereof; and (iii) the leasing or subleasing of the Project Facility to the Company, all as shall be authorized by law and be mutually satisfactory to the Agency and the Company.

2.03. Nothing contained in this Agreement shall require the Agency to apply its funds to Project costs.

2.04. After satisfying the conditions precedent set forth in the Sections 2.05, 3.06 and 4.02 hereof and in the Inducement Resolution, the Company may proceed with the construction, renovation and equipping of the Project Facility and the utilization of and, as necessary the appointment of, Additional Agents.

2.05. Subject to the execution of the Lease Documents and Section 4.02 hereof, the Company is appointed the true and lawful agent of the Agency: (i) for the construction, renovation and equipping of the Project Facility; and (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency, and in general to do all things which may be requisite or proper for the construction, renovation and equipping of the Project Facility, all with the same powers and the same validity as if the Agency were acting in its own behalf.

2.06. The Agency will take or cause to be taken such other acts and adopt such further proceedings as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof. The Agency may in accordance with 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**"), undertake supplemental review of the Project. Such review to be limited to specific significant adverse environmental impacts not addressed or inadequately addressed in the Agency's review under SEQRA that arise from changes in the proposed Project, newly discovered information or a change in the circumstances related to the Project.

Article 3. Undertakings on the Part of the Company. Based upon the statements, representations and undertakings of the Agency and subject to the conditions set forth herein the Company agrees as follows:

3.01. (a) The Company shall indemnify and hold the Agency harmless from all losses, expenses, claims, damages and liabilities arising out of or based on labor, services, materials and supplies, including equipment, ordered or used in connection with the acquisition of a controlling interest in, and construction, renovation and equipping of the Project Facility (including any expenses incurred by the Agency in defending any claims, suits or actions which may arise as a result of any of the foregoing), whether such claims or liabilities arise as a result of the Company or Additional Agents acting as agent for the Agency pursuant to this Agreement or otherwise.

(b) The Company shall not permit to stand, and will, at its own expense, take all steps reasonably necessary to remove, any mechanics' or other liens against the Project Facility for labor or material furnished in connection with the acquisition, construction, renovation and equipping of the Project Facility.

(c) The Company shall indemnify and hold the Agency, its members, officers, employees and agents and anyone for whose acts or omissions the Agency or any one of them may be liable, harmless from all claims and liabilities for loss or damage to property or any injury to or death of any person that may be occasioned subsequent to the date hereof by any cause whatsoever in relation to the Project Facility, including any expenses incurred by the Agency in defending any claims, suits or actions which may arise as a result of the foregoing.

(d) The Company shall defend, indemnify and hold the Agency harmless from all losses, expenses, claims, damages and liabilities arising out of or based on the non-disclosure of information, if any, requested by the Company in accordance with Section 4.05 hereof.

(e) The defense and indemnities provided for in this Article 3 shall survive expiration or termination of this Agreement and shall apply whether or not the claim, liability, cause of action or expense is caused or alleged to be caused, in whole or in part, by the activities, acts, fault or negligence of the Agency, its members, officers, employees and agents, anyone under the direction and control of any of them, or anyone for whose acts or omissions the Agency or any of them may be liable, and whether or not based upon the breach of a statutory duty or obligation or any theory or rule of comparative or apportioned liability, subject only to any specific prohibition relating to the scope of indemnities imposed by statutory law.

(f) The Company shall provide and carry: (i) worker's compensation and disability insurance as required by law; and (ii) comprehensive liability and property insurance with such coverages (including without limitation, owner's protective coverage for the benefit of the Agency, naming the Agency as an additional insured on all policies of coverage regarding the Project; providing the coverage with respect to the Agency be primary and non-contributory; and contractual coverage covering the indemnities herein provided for), with such limits and which such companies as may be approved by the Agency. Upon the request of the Agency, the

Company shall provide certificates, endorsements, binders and/or policies of insurance in form satisfactory to the Agency evidencing such insurance.

(g) The Company shall apply and diligently pursue all approvals, permits and consents from the State of New York, the City, the City Planning Commission and any other governmental authority which approvals, permits and consents are required under applicable law for the development, construction, renovation and equipping of the Project and any related site improvements. The Company acknowledges and agrees that the Agency's findings and determinations under SEQRA do not and shall not in and of themselves (except as specifically set forth in SEQRA) satisfy or be deemed to satisfy applicable laws, regulations, rules and procedural requirements applicable to such approvals, permits and consents.

(h) The Company shall complete a Local Access Agreement to be obtained from the City of Syracuse Industrial Development Agency and agrees to utilize, and cause its Additional Agents to utilize, local contractors and suppliers for the construction, renovation, equipping and completion of the Project unless a waiver is received from the Agency in writing. For purposes of this Agency Agreement, the term "*Local*" shall mean Onondaga, Oswego, Oneida, Madison, Cayuga and Cortland Counties. The Company agrees that such Local contractors shall be provided the opportunity to bid on contracts related to the Project Facility.

3.02. The Company agrees that, as agent for the Agency or otherwise, it will comply at the Company's sole cost and expense with all the requirements of all federal, state and local laws, rules and regulations of whatever kind and howsoever denominated applicable to the Agency and/or Company with respect to the Project Facility, the acquisition of a controlling interest therein, construction, renovation and equipping thereof, the operation and maintenance of the Project Facility, supplemental review of adverse environmental impacts in accordance with SEQRA and the financing of the Project. Every provision required by law to be inserted herein shall be deemed to be set forth herein as if set forth in full, including, but not limited to, Section 875 of the Act; and upon the request of either party, this Agreement shall be amended to specifically set forth any such provision or provisions.

3.03. The Company agrees that, as agent for the Agency or otherwise, to the extent that such provisions of law are in fact applicable (without creating an obligation by contract beyond that which is created by statute) it will comply with the requirements of Section 220 of the Labor Law of the State of New York, as amended.

3.04. The Company will take such further action and adopt such further proceedings as may be required to implement its aforesaid undertakings or as it may deem appropriate in pursuance thereof.

3.05. If it should be determined that any State or local sales or compensatory use taxes are payable with respect to the acquisition, purchase or rental of machinery or equipment, materials or supplies in connection with the Project Facility, or are in any manner otherwise payable directly or indirectly in connection with the Project Facility, the Company shall pay the same and defend and indemnify the Agency from and against any liability, expenses and penalties arising out of, directly or indirectly, the imposition of any such taxes.

3.06 The Company shall proceed with the acquisition, construction, renovation, equipping and completion of the Project Facility and advance such funds as may be necessary to accomplish such purposes. The Company may appoint Additional Agents as agents of the Agency in furtherance thereof. Any appointment of an Additional Agent is conditioned upon the Company first obtaining and providing the Agency the following:

(1) A written, executed agreement, in form and substance acceptable to the Agency, from each Additional Agent which provides for the assumption by the Additional Agent, for itself, certain of the obligations under this Agreement relative to the appointment, work and purchases done and made by each Additional Agent; (ii) a commitment to utilize local contractors and suppliers for the construction, renovation and equipping of the Project (“local” being defined in Section 3.01(h) hereof); (iii) an acknowledgement that the Additional Agent is obligated, to timely provide the Company with the necessary information to permit the Company, pursuant to General Municipal Law §874(8), to timely file an Annual Statement with the Agency and the New York State Department of Taxation and Finance on “Annual Report of Sales and Use Tax Exemptions” (Form ST-340) regarding the value of sales and use tax exemptions the Additional Agent claimed pursuant to the agency conferred on it by the Company with respect to this Project; (iv) an acknowledgment by the Additional Agent that the failure to comply with the foregoing will result in the loss of the exemption; and (v) such other terms and conditions as the Agency deems necessary; and

(2) A completed “IDA Appointment of Project Operator or Agent for Sales Tax Purposes” (Form ST-60) for each Additional Agent appointed within fifteen (15) days of the appointment of each Additional Agent such that the Agency can execute and deliver said form to the State Department of Taxation and Finance within thirty (30) days of appointment of each such Additional Agent.

Failure of the Company to comply with the foregoing shall nullify the appointment of any Additional Agent and may result in the loss of the Company’s exemption with respect to the Project at the sole discretion of the Agency.

The Company acknowledges that the assumption by the Additional Agent in accordance with Section 3.06(1) above, does not relieve the Company of its obligations under those provisions or any other provisions of this Agreement with respect to the Project.

3.07 The Company ratifies and confirms its obligations to pay an annual administrative reporting fee in accordance with the Agency’s fee schedule to cover administrative and reporting requirements to comply with New York State reporting regulations on Agency assisted projects. In addition, the Company ratifies and confirms its absolute obligation to pay on demand all of the Agency's legal fees associated with the undertaking of the Project, including but not limited to, review of the application, preparation of resolutions and attendance at meetings and to correspondence and calls, regardless of whether benefits are ultimately conferred on the Project.

Article 4. General Provisions.

4.01. This Agreement shall take effect on the date of the execution hereof by the Agency and the Company and, subject to Section 4.04 hereof, shall remain in effect until the Lease Documents become effective. It is the intent of the Agency and the Company that, except as to those provisions that survive, this Agreement be superseded in its entirety by the Lease Documents.

4.02. (a) It is understood and agreed by the Agency and the Company that the grant of Financial Assistance and the execution of the Lease Documents and related documents are subject to: (i) payment by the Company of the Agency's fee and Agency's counsel fees; (ii) obtaining all necessary governmental approvals, permits and consents of any kind required in connection with the Project Facility; (iii) approval by the members of the Agency; (iv) approval by the Company; and (v) the condition that there are no changes in New York State Law, including regulations, which prohibit or limit the Agency from fulfilling its obligations hereunder; and

(b) the Company, by executing this agreement, acknowledges and agrees to make, or cause its Additional Agents, to make, all records and information regarding State and local sales and use tax exemption benefits given to the Project as part of the Financial Assistance available to the Agency upon request, including but not limited to the Form ST-340 for itself and each Additional Agent; and

(c) the Company, by executing this Agreement, acknowledges and agrees to the terms and conditions of the Agency's Recapture of Benefits Policy and Section 875(3) of the Act as if such section were fully set forth herein and further agrees to cause all of its Additional Agents to acknowledge, agree and consent to same. Without limiting the scope of the foregoing the Company acknowledges that pursuant to Section 875(3) of the Act, and in accordance with the Agency's Recapture of Benefits Policy, the Agency shall, and in some instances may, recover, recapture, receive or otherwise obtain from the Company some or all of the Financial Assistance (the "**Recapture Amount**") including, but not limited to: (1) (a) that portion of the State and local sales and use tax exemption to which the Company was not entitled, which is in excess of the amount of the State and local sales and use tax exemption authorized by the Agency or which is for property or services not authorized by the Agency; or (b) the full amount of such State and local sales and use tax exemption, if the Company fails to comply with a material term or condition regarding the use of the property or services as represented to the Agency in its Application or otherwise; or (c) the full amount of such State and local sales and use tax exemption in the event the Company fails to execute and deliver the Lease Documents in accordance herewith or fails to complete the Project; and (2) any interest or penalties thereon imposed by the Agency or by operation of law or by judicial order or otherwise; and (d) the failure of the Company to promptly pay such Recapture Amount to the Agency will be grounds for the Commissioner to collect sales and use taxes from the Company under Article 28 of the State Tax Law, together with interest and penalties. In addition to the foregoing, the Company acknowledges and agrees that for purposes of exemption from New York State (the "**State**") sales and use taxation as part of the Financial Assistance requested, "sales and use taxation" shall

mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the New York State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight. In addition to the foregoing, the Agency may recapture other benefits comprising the Financial Assistance in accordance with the Agency's Recapture Policy (a copy of which is on the Agency's website).

4.03. The Company agrees that it will, within thirty (30) days of a written request for same, regardless of whether or not this matter closes or the Project Facility is completed: (i) reimburse the Agency for all reasonable and necessary expenses, including without limitation the fees and expenses of counsel to the Agency arising from, out of or in connection with the Project, and/or any documents executed in connection therewith, including, but not limited to any claims or actions taken by the Agency against the Company, Additional Agents or third parties; and (ii) indemnify the Agency from all losses, claims, damages and liabilities, in each case which the Agency may incur as a consequence of executing this Agreement or performing its obligations hereunder, including but not limited to, any obligations related to Additional Agents.

4.04. If for any reason the Lease Documents are not executed and delivered by the Company and the Agency on or before **December 20, 2023**, the provisions of this Agreement (other than the provisions of Articles 1.04, 2.02, 2.04, 3.01, 3.02, 3.03, 3.05, 3.06, 4.02, 4.03, 4.04, 4.05 and 4.06, which shall survive) shall, unless extended by agreement of the Agency and the Company, terminate and be of no further force or effect, and following such termination neither party shall have any rights against the other party except:

(a) The Company shall pay the Agency for all expenses incurred by the Agency in connection with the acquisition, construction, renovation and equipping of the Project Facility;

(b) The Company shall assume and be responsible for any contracts for the construction or purchase of equipment entered into by the Agency at the request of or as agent for the Company in connection with the Project Facility; and

(c) The Company will pay the out-of-pocket expenses of members of the Agency and counsel for the Agency incurred in connection with the Project Facility and will pay the fees of counsel for the Agency for legal services relating to the Project Facility, Additional Agents or the proposed financing thereof.

4.05. **The Company acknowledges that Section 875(7) of the New York General Municipal Law ("GML") requires the Agency to post on its website all resolutions and agreements relating to the Company's appointment as an agent of the Agency or otherwise related to the Project, including this Agreement; and Article 6 of the New York Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the Company feels that there are elements of the Project or information about the Company in the Agency's possession which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to**

the Company's competitive position, the Company must identify such elements in writing, supply same to the Agency: (i) with respect to this Agreement, prior to or contemporaneously with the execution hereof; and (ii) with respect to all other agreements executed in connection with the Project, on or before the Closing Date, and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law. Failure to do so will result in the posting by the Agency of all information in accordance with Section 875 of the GML.

4.06 That every controversy, dispute or claim arising out of or relating to this Agreement shall be governed by the laws of the State of New York, without regard to its conflict-of-laws provisions that if applied might require the application of the laws of another jurisdiction; and that the Company irrevocably and expressly submits to the exclusive personal jurisdiction of the Supreme Court of the State of New York and the United States District Court for the Northern District of New York, to the exclusion of all other courts, for the purposes of litigating every controversy, dispute or claim arising out of or relating to this Agreement.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the 20th day of December, 2022.

**CITY OF SYRACUSE INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Judith DeLaney, Executive Director

ANOPLATE CORPORATION

By: _____
Name:
Title: