

Exhibit 5

**Environmental Assessment Form
From FSGEIS Completed by OCIDA**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: White Pine Commerce Park (formerly known as the Clay Business Park)		
Project Location (describe, and attach a general location map): 5171 Route 31, Town of Clay, NY 13041		
Brief Description of Proposed Action (include purpose or need): The Onondaga County Industrial Development Agency (OCIDA) proposes to expand its White Pine Commerce Park (the Park) in the Town of Clay, Onondaga County, NY. The project site is approximately 1,250 acres, of which the County currently owns 450 acres. The expanded Park will be capable of supporting a mix of industrial and/or commercial uses that may include industrially related office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities in a campus-like setting. The purpose of the proposed expansion will enable OCIDA to market the Park to a larger, more diverse mix of potential developers, allowing development of the site for advanced forms of manufacturing and state-of-the-art industrial uses to facilitate the creation of high-paying employment opportunities in Onondaga County. The Park has many important attributes that make it particularly well suited to large-scale industrial and/or commercial use. The Park is accessible from major nearby interstates and State and County highways. This includes Interstate 81 (I-81) via Exit 30 at NYS Route 31 in Cicero, approximately 2.2 miles east of the project site. The I-81 interchange at Bartell Road (Exit 31) is approximately 3 miles north of the site, and the Interstate 81/481 interchange is 4 miles to the southeast. The I-481/NYS Route 31 interchange is approximately 3.5 miles west of the Park. The New York State Thruway (I-90) is about 6.5 miles south of the Park. Syracuse Hancock International Airport is about 5 miles south of the Park along the I-81 corridor.		
Name of Applicant/Sponsor: Onondaga County Industrial Development Agency (OCIDA)		Telephone: (315) 435-3770 E-Mail: economicdevelopment@ongov.net
Address: 333 W Washington St #130		
City/PO: Syracuse	State: New York	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Robert M. Petrovich – Executive Director		Telephone: (315) 435-3770 E-Mail: robertpetrovich@ongov.net
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	see attachment	tbd
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see attachment	tbd
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

A portion of the site is zoned Residential Agricultural District (RA-100), another portion is zoned Industrial 2 (I-2), and a small portion of the site zoned as One Family Residential (R-15). The Project is consistent with the intended uses in the community development plan. Some rezoning will be needed.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? I-2 Industrial 2

C.4. Existing community services.

a. In what school district is the project site located? North Syracuse Central School District

b. What police or other public protection forces serve the project site?
Onondaga County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
Clay Volunteer Fire Dept (VFD), Meyers Corner FD, Brewerton Fire District, North Syracuse FD, Caughdenoy VFD, Emergency Medical -NAVAC & NOVA

d. What parks serve the project site?
Two Town of Clay parks are located within one mile of the project site. These include Meltzer Park and the Clay Historical Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? OCIDA proposes to develop a modern industrial and commercial park on the County's White Pine Commerce Park consisting of industrial and commercial uses that may include office, research, manufacturing, warehouse, assembly, or distribution facilities.

b. a. Total acreage of the site of the proposed action? 1,253+/- acres
b. Total acreage to be physically disturbed? TBD acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 646 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 178 Units: 800 acres

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase I (including demolition) TBD month _____ year
- Anticipated completion date of final phase TBD month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase I may include development of manufacturing facilities on a portion of the property. Phase II is envisioned as primarily research and development activities on a smaller portion of the property.

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 15 - 30
 ii. Dimensions (in feet) of largest proposed structure: 40' - 70' height; 1250'-1500' width; and 1250'-1500' length
 iii. Approximate extent of building space to be heated or cooled: 4 - 5 million square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: stormwater management
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: stormwater
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres
 v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ TBD length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): TBD

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ TBD acres
 vi. What is the maximum area to be worked at any one time? _____ TBD acres
 vii. What would be the maximum depth of excavation or dredging? _____ TBD feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
Conduct excavations and restoration consistent with regulatory permit requirements and guidance.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Potentially NYSDEC Class C Stream No. 899-10 (Tributaries of Oneida River); NYSDEC Wetlands BRE-11 & BRE-14; and onsite NWI mapped wetlands.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____
Specific impacts will be determined by site plan development; potential impacts could include placement of fill or structures for outfall locations. _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

TBD

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

If Yes:

i. Total anticipated water usage/demand per day: _____ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Town of Clay UWD / Onondaga County Water Authority (line owned by Metropolitan Water Board)
- Does the existing public water supply have capacity to serve the proposal? TBD Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater, potentially industrial associated with future industrial processes. Nature and volume of liquid waste to be generated are to be determined.

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

If Yes:

- Name of wastewater treatment plant to be used: Oak Orchard Wastewater Treatment Plant
- Name of district: Onondaga County Consolidated Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? TBD. Limiting factor may be Yes No
- Is the project site in the existing district? BOD not volume. Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Installation of dual and parallel 6-inch and 12-inch diameter PVC force mains for a total of approximately 4.3 miles. Necessary improvements to the existing OOWT Plant to accommodate the project are being evaluated.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

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

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

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

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

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

_____ Square feet or TBD acres (impervious surface)

_____ Square feet or 1253 acres (parcel size)

- ii. Describe types of new point sources. Ditches, pipes, curbs, gutters, detention pond outfalls, etc.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Onsite stormwater management facility and/or offsite discharge to tributaries of Oneida River.

- If to surface waters, identify receiving water bodies or wetlands: Oneida River

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

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

Delivery and employee vehicles.

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

Potentially power generation.

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

Site tenant activity may produce process emissions. Certain facilities may require back-up power generation.

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 10 to 30 trucks/peak hour (approximately 2% to 5% of vehicle trips/hr for 870,000 SF logistics, warehousing, and/or shipping & receiving space)

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ >500 _____ Net increase/decrease _____ >500 _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Caughdenoy Road/NYS Route 31 improvements; right-in driveway on NYS Route 31; widen Caughdenoy Road; signal timing adjustments, I-81 ramps

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 TBD

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 7 PM _____ • Saturday: _____ 7 AM - 7 PM _____ • Sunday: _____ N/A _____ • Holidays: _____ N/A _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours/day _____ • Saturday: _____ 24 hours/day _____ • Sunday: _____ 24 hours/day _____ • Holidays: _____ 24 hours/day _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Noise generated from construction (M-F 7am-7pm) and site operations (24/7) are expected to contribute to sound levels within the Town of Clay Code. There is a potential for project noise to exceed ambient noise levels. Site layout will mitigate operational noise levels to the greatest extent possible.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Onsite tree removal is proposed as part of the site development. Site layout and the possible implementation of berms will mitigate this.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Light sources could include pole-mounted and/or building-mounted. Luminaries which are dark-sky friendly, high-efficiency LED lights with cut off shields to provide uniform and energy conscious illumination to walkways and parking lots will be implemented to the greatest extent possible.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Onsite tree removal is proposed as part of site development.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored Petroleum, miscellaneous chemicals needed to support manufacturing and research & development.
 ii. Volume(s) TBD per unit time (e.g., month, year)
 iii. Generally, describe the proposed storage facilities:
 Tanks and containers that are compliant with regulations. Secondary containment structures, as warranted.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: TBD tons per day (unit of time)
 • Operation : 20-30 tons per day (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Onsite recycling will be provided and privately hauled to recycling facility.
 • Operation: Onsite recycling will be provided and privately hauled to recycling facility.
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Solid waste will be handled by a private contractor or municipality.
 • Operation: Solid waste will be handled by a private contractor or municipality.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
Manufacturing, laboratory chemicals.

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

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
Re-use and recycle, whenever possible.

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

If Yes: provide name and location of facility: _____
TBD

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

The site is bounded by highway commercial uses to the south, industrial uses to the west, residential agricultural use to the north, and commercial, residential, and undeveloped lands to the east.

b. Land uses and covertypes on the project site. Values provided are estimates.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5	200 to 250	+ 195 to 245
• Forested] 750 combined] 500 to 550 combined] - 200 to 250 combined
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	20	0	- 20
• Surface water features (lakes, ponds, streams, rivers, etc.)	10	20 to 30	+ 10 to 20
• Wetlands (freshwater or tidal)	469	469	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	N/A	N/A	N/A

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
The Cottages at Garden Grove is a nursing home located approximately 200 ft. east of the site at 5460 Meltzer Ct. in Cicero; Grace Evangelical Covenant Church is located at 5300 NY-31 in Clay, and ~200 ft. south of the proposed project site. The church runs a pre-school program.

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): Spill No. 2005446
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
Not applicable
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 10-15 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Niagara silt loam, 0 to 4% slopes	41.56 %
Collamer silt loam, 2 to 6% slopes	26.95 %
Hilton loam, 3 to 8% slopes	5.9 %

d. What is the average depth to the water table on the project site? Average: _____ 4.5 feet

e. Drainage status of project site soils: Well Drained: _____ 5 % of site
 Moderately Well Drained: _____ 42 % of site
 Poorly Drained _____ 53 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 98.46 % of site
 10-15%: _____ 0.92 % of site
 15% or greater: _____ 0.62 % of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 899-10 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size 453 acres
- Wetland No. (if regulated by DEC) BRE-14, BRE-11

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">eastern chipmunk</td> <td style="border-bottom: 1px solid black; width: 33%;">white-tailed deer</td> <td style="border-bottom: 1px solid black; width: 33%;">nuthatch</td> </tr> <tr> <td style="border-bottom: 1px solid black;">eastern gray squirrel</td> <td style="border-bottom: 1px solid black;">wood thrush</td> <td style="border-bottom: 1px solid black;">ruffed grouse</td> </tr> <tr> <td style="border-bottom: 1px solid black;">tufted titmouse</td> <td style="border-bottom: 1px solid black;">raccoon</td> <td style="border-bottom: 1px solid black;">other common birds & small mammals.</td> </tr> </table>	eastern chipmunk	white-tailed deer	nuthatch	eastern gray squirrel	wood thrush	ruffed grouse	tufted titmouse	raccoon	other common birds & small mammals.	
eastern chipmunk	white-tailed deer	nuthatch								
eastern gray squirrel	wood thrush	ruffed grouse								
tufted titmouse	raccoon	other common birds & small mammals.								
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 										
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Sedge Wren, Indiana Bat Further consultation with NYNHP is needed due to age of the previous studies.</p>										
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____ Further consultation with NYNHP is needed due to age of the previous studies.</p>										
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>										
E.3. Designated Public Resources On or Near Project Site										
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>										
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? Approx. 1/2 of Project site (626 +/-ac) soils are rated as prime farmland or farmland of statewide significance.</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>USDA Web Soil Survey</u></p>										
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>										
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>										

e. 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? Yes No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name OCIDA Date 12/8/20

Signature [Signature] Title Executive Director

ATTACHMENT

WHITE PINE COMMERCE PARK

SEQRA EAF Part 1.B - Government Approvals, Funding, Sponsorship

Below is a list of agencies and permits/approvals that are or may be required for the future development of White Pine Commerce Park.

- Onondaga County Department of Transportation (OC DOT) - highway improvement, resignaling, right-of-way work permit, curb cuts
- Onondaga County Department of Health (OCDOH) - sewer design approval
- Onondaga County Department of Water Environment Protection (OCDWEP) - sewer infrastructure
- Onondaga County Metropolitan Water Board- water supply approval
- Onondaga County Industrial Development Agency – eminent domain
- Syracuse Metropolitan Transportation Council (SMTC) - traffic review
- New York State Department of Transportation (NYSDOT) - highway improvement, resignaling
- New York State Department of Environmental Conservation (NYSDEC)- stormwater, SPDES, SPDES General Permit, air, freshwater wetland, endangered species, 401 water quality certification
- New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) – historical/archaeological resource review
- United States Army Corps of Engineers (USACE) - wetland permit, Nationwide permit
- United States Fish and Wildlife Service (USFWS) - endangered species
- Town of Clay Town Board – zone change
- Town of Clay – subdivision, site plan
- Town of Clay Zoning Board of Appeals- zoning variance, special permit
- Town of Clay Planning Department- Building permit, inspection and certificate of occupancy, SWPPP approval, MS4 approval
- Syracuse Onondaga County Planning Agency – GML 239-m review