

THE AGENCY

BROOME COUNTY IDA / LDC

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

GOVERNANCE COMMITTEE MEETING

December 18, 2019 – 11:00 a.m.
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13901

AGENDA

1. Call to Order R. Bucci
2. Accept the October 14, 2019 Governance Committee Meeting Minutes R. Bucci
3. Public Comment R. Bucci
4. Review/Discussion/Recommendation of a Resolution Authorizing a Sale/Leaseback or a Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Redevelopment, Renovation, Expansion and Equipping of 47-51 Pine Camp Drive, Town of Kirkwood, Broome County, New York and Appointing Canopy Growth USA, LLC, and/or Another Entity to be Determined (The "Company"), as Agent of The Agency for the Purpose of Financing the Acquisition Redevelopment, Renovation, Expansion and Equipping of the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment In Lieu of Tax Agreement and a Sales Tax Exemption in an Amount not to Exceed \$3,200,000.00 S. Duncan
5. Review/Recommendation/Discussion of a Resolution Authorizing a Sale/Leaseback or Lease/Leaseback Transaction to Facilitate the Financing of the Acquisition, Construction, Renovation and Equipping of 625 Dickson Street, Endicott, Town of Union, Broome County, New York and Appointing Sam A. Lupo & Sons, Inc. and SSE3, LLC (The "Company"), as Agent of The Agency for the Purpose of Financing of the Acquisition, Construction, Renovation and Equipping of the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement and a Sales Tax Exemption in an Amount not to Exceed \$65,600.00 S. Duncan
6. Review/Discussion/Recommendation of a Resolution Accepting an Application from Hashey Enterprises, Inc. DBA Synergy Athletics and Authorizing a Sales and Use Tax Exemption in an Amount Not to Exceed \$16,400.00 Consistent with the Policies of The Agency in Connection with the Renovation and Equipping of the Property and Building Located at 1429 Upper Front Street, Town of Chenango, Broome County, New York S. Duncan
7. Review/Discussion/Recommendation Authorizing the Executive Director, on Behalf of The Agency, to Renew The Agency's Contract with National Development Council S. Duncan
8. Review/Discussion/Recommendation Authorizing the Executive Director, on Behalf of The Agency, to Enter into a One-Year Agreement with Susan Payne, Strategic Planning Consultant S. Duncan

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| 9. | Review/Discussion/Recommendation to Accept Draft Generic Environmental Impact Statement (DGEIS) as Adequate for Public Review and to Schedule a Public Hearing with Respect to the DGEIS | S. Duncan |
| 10. | Executive Session: Discussion of Real Property | S. Duncan |
| 11. | Adjournment | R. Bucci |

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
GOVERNANCE COMMITTEE
October 14, 2019 – 12:30 PM
The Agency Conference Room, 2nd Floor
FIVE South College Drive, Suite 201
Binghamton, NY 13905**

PRESENT: R. Bucci, J. Peduto, B. Rose, C. Sacco, J. Bernardo and J. Stevens and J. Mirabito (phone)

GUESTS: Greg Baldwin, Broome County Legislature
Doug Matthews, Spark Broome, LLC
Erich Webb, Spark Broome, LLC
David Dimmick, Spark Broome, LLC
Andria Adigwe, HH&K
David Camerota, Upstate Services Group (USG)
Michael Sullivan, SUNY Broome
John M. Carrigg, UHS
Kathy Connerton, Lourdes
Sue Bretcher, Lourdes (Day Care)
Paul Sheppard, HH&K

ABSENT: None

STAFF: S. Duncan, T. Gray, N. Abbadessa, C. Hornbeck, T. Ryan and B. O'Bryan

PRESIDING: R. Bucci

AGENDA ITEM 1: Chairman Bucci called the meeting to order at 12:30 p.m.

AGENDA ITEM 2: Accept the September 18, 2019 Governance Committee meeting minutes: Chairman Bucci stated the first item on the agenda is to accept minutes for September 18, 2019; the minutes were sent to the Board members to review. Chairman Bucci stated any changes or revisions were forwarded to Ms. Hornbeck; hearing no comments, Chairman Bucci stated the minutes are accepted as presented.

MOTION: No motion necessary.

AGENDA ITEM 3: Public Comment: Chairman Bucci stated the next section of our meeting is the Public Comment section. If anyone is wishing to speak, introduce yourself and provide your

address. Seeing none, Chairman Bucci closed the Public Comment section.

Chairman Bucci stated there is one slight change in the agenda; Broome Culinary Realty, LLC has been moved to Agenda Item 4.

AGENDA ITEM 4: Review/Discussion/Recommendation of a Resolution Approving the Extension of the Sales and Use Tax Exemption Agreement for the Broome Culinary Realty, LLC Lease/Leaseback Project from December 29, 2017 Through, and Including June 30, 2020, of which the Total Shall not Exceed \$754,000.00. Ms Duncan stated The Agency received a request from Broome Culinary Realty, LLC for an extension of time on their Sales Tax Exemption through June 30, 2020. Ms. Duncan introduced Mr. Michael Sullivan to provide an overview for the reason for the request. Mr. Sullivan stated the college, through the IDA, received a two year PILOT from December 2017 through December 2019. The project didn't close until 6 months after the initial period, on or about May 1, 2018. The college has custom-made culinary equipment that will most likely not be purchased until at least the first quarter of 2020. Based on the schedule and the start date of when the project actually started (May/June 2018 to June 2020), is a two-year period. Chairman Bucci asked if there were any questions. Hearing none, stated he would entertain a motion.

MOTION: Ms. Sacco moved the Motion to Recommend the Resolution to the Board for approval, seconded by Mr. Peduto; the MOTION CARRIED.

AGENDA ITEM 5: Review/Discussion/Recommendation of a Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Redevelopment, Renovation, Subdivision, Repurposing and Equipping of the 150,000 +/- Square Foot, Two Story Former Sears Building Located within the Oakdale Mall, Situate at 501 Reynolds Road, Village of Johnson City, Town of Union, Broome County, New York, and Appointing Spark Broome, LLC (The "Company"), as Agent of The Agency for the Purpose of the Redevelopment, Renovation, Subdivision, Repurposing and Equipping the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Agreement Deviating from The Agency's Uniform Tax Exemption Policy and a Sales Tax Exemption in an Amount not to Exceed \$200,000.00. Chairman Bucci stated representatives from Spark Broome, LLC are here, as well as some prospective tenants from Lourdes, to provide an overview of the project. Chairman Bucci

then introduced Mr. David Matthews, with Spark Broome, LLC. Mr. Matthews introduced Mr. David Dimmick, who heads up Marketing for Spark Broome, LLC and Mr. Erich Webb, who will oversee the construction on the project. Mr. Matthews also advised that Ms. Kathy Connerton, CEO of Lourdes Hospital is here to give some insight on their proposal for a wellness center, which is an important part of this project. Mr. Matthews continued the Oakdale Mall is a critical asset to the Johnson City community. Like many malls nationwide, most have key tenants. Sears was anchored at the back-end of the mall. Sears left the mall over two years ago; BonTon and Macy's sit empty today. Spark Broome, LLC purchased the former Sears structure with the intention to repurpose the building and revitalize the mall. Our objective was to do all we could to develop interest in the property. Three parties: Beer Tree, Lourdes and Broome County have made commitments that will fill the 150,000 square feet of space within the former Sears building. Mr. Matthews described the spaces which will be occupied by each entity. Mr. Matthews stated the building is over 50 years old and will require a great deal of redesign and investment to bring it back to life. When complete, the project will house over 500 jobs, half of which are new positions. Mr. Matthews then turned the presentation over to Ms. Connerton, who started her discussion by saying that she and members of Spark Broome, LLC, grew up here. Ms. Connerton stated the health status in this community is poor; despite all the efforts of UHS and Lourdes, there is still a health issue in this community. Lourdes charged themselves to see what they could do to engage the community in different ways to help create wellness. Ms. Connerton stated they talked to the management company that has opened 18 of these projects; Lourdes liked Hackensack, because they worked with the county. Providers would oversee the center and show pathways. There will be a nurse and trainers on site, as well as sports medicine. Evaluations will be done quarterly. Ms. Connerton stated that obesity is a big issue. The wellness center will work with people who want to get back to work; developing their skill set and health issues are sometimes in conflict. The wellness center will have aquatic ability. Ms. Connerton stated the county asked if they would open a day care; a huge issue for the community. Lourdes is moving into St. Thomas School. Ms. Connerton stated Ms. Sue Bretcher, who is with her today, will oversee the day care. Ms. Connerton offered the benefits of a wellness center at the former Sears building location; including the creation of 150 jobs, bringing more people to the mall and generate other business in Johnson City. Chairman Bucci asked about jobs. Ms. Connerton confirmed 150 new jobs for fitness and wellness; 46 new jobs for daycare and 15 new jobs for provider space, for a total of 201 jobs. Ms. Duncan directed Committee members to information

on jobs that was included with the packet, including 145 retained jobs. Chairman Bucci asked for a timeline, as well as length of lease. Ms. Connerton stated Lourdes is in negotiations. A lengthy discussion followed. Chairman Bucci asked for a motion.

MOTION: Mr. Rose moved the Motion to Recommend the Resolution to the Board for approval, seconded by Chairman Bucci; the MOTION CARRIED (3 to 1 – Ms. Sacco abstained).

AGENDA ITEM 6: Review/Discussion/Recommendation of a Resolution Authorizing a Lease/Leaseback Transaction to Facilitate the Acquisition, Renovation and Equipping of a 70-Bed Adult Home, a 35-Bed Assisted Living Program, and a 150-Bed Residential Health Care Facility Located at 600 and 601 High Avenue, in the Village of Endicott, Town of Union, Broome County, New York and Appointing 600 High Avenue, LLC and/or a Related Entity to be later name, (The "Company"), as Agent of The Agency for the Purpose of Acquiring, Renovating and Equipping the Project and Authorizing the Execution and Delivery of Certain Documents with Respect Thereto, Including a Payment in Lieu of Tax Exemption in an amount not to Exceed \$123,400.00. Chairman Bucci stated that representatives from UHS were in attendance. Mr. John Carrigg, President and CEO addressed the Committee. Mr. Carrigg referred to his remarks presented at the Village of Endicott Board meeting of September 26, 2019. Mr. Carrigg provided the following background: Ideal was fairly successful up until seven-eight years ago. From a financial point of view, in the last eight years, UHS lost \$15 million, a loss UHS cannot continue to maintain. In 2015, UHS started talking to Upstate Services Group (USG) about a potential sale. In April of this year, UHS finally got approval from the Health Department. Losses accelerated and UHS had to reduce the price; restructure the deal. Mr. Carrigg stated that if the arrangement between USG and UHS is not possible, UHS may have to consider closing. Mr. Carrigg stated the UHS system and UHS Hospital is subsidizing Ideal; it cannot continue. Mr. Carrigg stated he would answer questions. Chairman Bucci asked if anyone from USG was in attendance. Mr. Carrigg introduced David Camerota, USG. Chairman Bucci asked if there were any questions. Mr. Rose stated the economic benefit implemented would justify it, then asked if there were not an opportunity on the table, what does closure look like? How long does that take? Mr. Carrigg replied it would take the better part of a year. UHS would cover obligations – pay vendors, employees, work to place residents. Mr. Carrigg stated this hasn't happened to UHS before; however, USG has been in this position before. Attorney Paul Sheppard, HH&K, also provided commentary regarding job retention – these jobs would go away, the facility would shut down and millions of dollars would

be lost. In 2011, the people affected by the flood had to relocate; they were evacuated. USG made the investment; new facilities were secured under a PILOT agreement. Attorney Sheppard continued they are looking for a PILOT agreement to make this deal work. It is going to take years to get Ideal back on its feet. USG has been down this road before. After 20 years, they will be happy to pay their share of taxes. A lengthy discussion ensued. Mr. Thomas Augustini asked if he could speak. Chairman Bucci stated that the public comment section of the meeting was closed, but he could submit a letter for consideration. Chairman Bucci asked for a motion.

MOTION: Mr. Rose moved the Motion to Recommend the Resolution to the full Board for Approval, seconded by Chairman Bucci; the MOTION CARRIED (3 to 1 – Ms. Sacco abstained).

AGENDA ITEM 7: Review/Discussion/Recommendation of a Resolution to Authorize and Direct the Preparation of a Document Entitled "Positive Declaration, Notice of Intent to Prepare a Draft Generic Environmental Impact Statement (DGEIS), Determination of Significance." Ms. Duncan stated this resolution relates to The Agency's on-going process to complete New York State's Environmental Quality review Act (SEQR). The Committee/Board needs to pass regulations acknowledging that a positive declaration exists. In this case, it is a negative. With the SEQR process, checking a negative is part of the process. Mr. O'Bryan explained the positive declaration creates the necessity for a scoping document, which details what any negative impact might be on the environment. For example, if a similar situation, such as the 200-year flood in 2011 were to occur, 3.5" of water within that area would be redistributed. That is the only problem Elan could foresee based on the scoping document. This is the next step. If all is approved, that document is posted on The Agency's website. A short discussion followed. Chairman Bucci asked if there were any questions; hearing none, asked for a motion.

MOTION: On a MOTION by Ms. Sacco, seconded by Mr. Rose, the MOTION CARRIED (3 to 1 – Mr. Peduto abstained).

AGENDA ITEM 8: Review/Discussion/Recommendation of a Resolution Approving The Agency's Sexual Harassment Procedure Policy Form, a copy of which is Attached Hereto as Exhibit "A." Ms. Duncan stated this is the procedural notice form which must be posted publicly. The notice lets people know where they can find the Sexual Harassment Policy. Chairman Bucci asked for questions or comments; hearing none, requested a motion.

MOTION: On a MOTION by Mr. Peduto, seconded by Ms. Sacco, the MOTION CARRIED.

AGENDA ITEM 9: Adjournment: Chairman Bucci stated he would entertain a motion to adjourn.

MOTION: On a MOTION by Mr. Rose; seconded by Ms. Sacco, the MOTION CARRIED. Chairman Bucci adjourned the meeting at 1:51 p.m.

The next meeting of The Agency Governance Committee is to be determined.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM**

Company: Canopy Growth USA, LLC		IDA Meeting Date: 11/13/19	
Representative: Reinhold Krahn & Adam Green		IDA Public Hearing Date: TBD	
Type of Business: Manufacturing/Agri-pharma		Company Address: 1700 Lincoln St. 17th Floor Denver, CO 80203	
Project Start Date: TBD			
Project End Date: TBD			
Employment: <small>Full-Time Equivalent</small> Existing <u>0</u> 1st year <u>31</u> 2nd year <u>18</u> 3rd year <u>26</u> Total = 75		Total Yearly Payroll 1st Year \$ 1,575,000.00 2nd Year \$ 815,000.00 3rd Year \$ 1,065,000.00 Total: \$ 3,455,000.00	
		Own / Lease: Own	SF / Acreage: 285,987 sf
Construction Jobs: 100		Proposed Project Location: 47-51 Pine Camp Drive, Kirkwood NY	
Company Contact For Bid Documents & Employment Opportunities: Adam Green, LeChase Construction, LLC 607.772.2500, adam.green@leCHASE.com		Description: *See Attached	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	\$ 4,638,700.00
Building Related Costs	\$ 68,500,000.00	Asmt. At Completion (Est.)	\$ 7,543,000.00
M & E Costs	\$ 18,360,000.00	EXEMPTION (Est.)	
F F & E Costs	\$ 737,000.00	Sales Tax @ 8%	\$ 3,200,000.00
Professional Services/Development Cost	\$ 11,793,000.00	Mortgage Tax	
Total Other Costs		Property Tax Exemption	\$ 1,764,416.97
Working Capital Costs			
Closing Costs			
Agency Fee	\$ 993,900.00	TOTAL EXEMPTIONS:	\$ 4,964,416.91
TOTAL:	\$ 100,383,900.00	TOTAL PILOT PAYMENTS:	\$ 3,624,023.26
Project Type (Check all that apply) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Manufacturing, Warehousing, Distribution <input checked="" type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> Housing Development <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers <input type="checkbox"/> Commercial/Office 		Project Criteria Met (Check all that apply) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input checked="" type="checkbox"/> Other public benefits 	
<small>*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects</small>		<small>*New York State Required Criteria</small>	
Pilot Type <input checked="" type="checkbox"/> Standard <u>15</u> year <input type="checkbox"/> <input type="checkbox"/> Deviated _____ year			
Staff Comments: This project will significantly increase the number and quality of permanent, full time jobs within Broome County and develop a cutting-edge, new industry with the potential to attract other businesses.			

Canopy Growth Project Description

This project will establish a large agri-pharma industrial facility to process, manufacture, package and distribute federally legal hemp derived CBD products.

The facility will receive bulk hemp from local farm producers and manufacture hemp-derived products in a clean, industrial, licensed, food or pharmaceutical grade environment.

Modeled on Canopy Growth's headquarters and Canadian central processing the upgrading and pharma manufacturing facility in Smiths Falls, Ontario is the single largest legal cannabis and hemp derived product manufacturing facility in the world. The Binghamton facility will see the Southern Tier become a leader in the growing, harvesting and manufacturing in the federally legal CBD derived product space.

The project will employ 75 people within 3 years with the potential to employ 400 people total.

**Broome County Industrial Development Agency
Cost Benefit Incentive Analysis**

Date: 11.5.19
Project Name/Address: Canopy Growth USA, LLC
Project Start Date: 2019

Project Description:

This project will establish a large agri-pharma industrial facility to process, manufacture, package and distribute federally legal hemp derived CBD products. The facility will receive bulk hemp from local farm producers and manufacture hemp-derived products in a clean, industrial, licensed, food or pharmaceutical grade environment. Modeled on Canopy Growth's headquarters and Canadian central processing the upgrading and pharma manufacturing facility in Smiths Falls, Ontario is the single largest legal cannabis and hemp derived product manufacturing facility in the world. The Binghamton facility will see the Southern Tier become a leader in the growing, harvesting and manufacturing in the federally legal CBD derived product space. The project will employ 75 people within 3 years with the potential to employ 400 people total.

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$ 68,500,000.00	
M&E Costs	\$ 18,360,000.00	
FF&E Costs	\$ 737,000.00	
Professional Fees/ Development	\$ 11,793,000.00	
Other Costs		
TOTAL INVESTMENT	\$99,390,000.00	\$99,390,000.00

New Mortgages

Jobs	0
New	75
Retained	0.0

TOTAL JOBS 75.0

Term # Years 15 years

TOTAL PAYROLL	\$ 3,455,000.00		\$ 3,455,000.00
PILOT PAYMENTS	\$ 3,624,203.26	(see Pilot Schedule)	\$ 3,624,203.26
TOTAL BENEFIT	\$106,469,203.26		\$106,469,203.26

Cost

Property Tax Estimate

Fair Market Value	\$ 10,623,943.00	upon completion
Equalization Rate	71%	
Taxable Assessment	\$ 7,543,000.00	

Tax Rates

County	10.460739	Annual tax	\$ 78,905.35
Town	1.420145	Annual tax	\$ 10,712.15
School	29.428876	Annual tax	\$ 221,982.01
ANNUAL TAX	41.30976		\$ 311,599.51 number based on 1st year

Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
SEE PILOT SCHEDULE			\$ -	
Total				

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$ 1,764,416.97		
SALES TAX ABATEMENT	\$ 3,200,000.00		
MORTGAGE RECORDING TAX			
AGENCY FEE	\$ 993,900.00		
TOTAL COST	\$ 5,958,316.97	\$	5,958,316.97
NET BENEFIT/COST		\$	100,510,886.29

Benefit/Cost Ratio

17.87 to 1

Comments/Additional Revenue:

Any Additional Public Benefits:

CANOPY GROWTH PILOT SCHEDULE

<u>YEAR</u>	<u>FULL TAXES</u>	<u>% INCREASE</u>	<u>PILOT PAYMENT</u>	<u>BENEFIT</u>
2020	\$311,599.51	0%	\$191,623.58	\$119,975.93
2021	\$317,831.50	0%	\$191,623.58	\$126,207.92
2022	\$324,188.13	0%	\$191,623.58	\$132,564.55
2023	\$330,671.89	0%	\$191,623.58	\$139,048.31
2024	\$337,285.33	0%	\$191,623.58	\$145,661.75
2025	\$344,031.04	50%	\$251,611.55	\$92,419.49
2026	\$350,911.66	50%	\$251,611.55	\$99,300.11
2027	\$357,929.89	50%	\$251,611.55	\$106,318.35
2028	\$365,088.49	50%	\$251,611.55	\$113,476.94
2029	\$372,390.26	50%	\$251,611.55	\$120,778.71
2030	\$379,838.06	25%	\$281,605.53	\$98,232.54
2031	\$387,434.83	25%	\$281,605.53	\$105,829.30
2032	\$395,183.52	25%	\$281,605.53	\$113,577.99
2033	\$403,087.19	25%	\$281,605.53	\$121,481.66
2034	\$411,148.94	25%	\$281,605.53	\$129,543.41
	\$5,388,620.24		\$3,624,203.26	\$1,764,416.97

Based on an assumed 2% property tax increase per year
 Current Assessment \$4,638,700
 Final Assessment: \$7,543,000

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT REVIEW FORM**

Company: Sam A. Lupo & Sons, Inc./SSE3, LLC		IDA Meeting Date: 11/13/19	
Representative: Sam Lupo		IDA Public Hearing Date: TBD	
Type of Business: Manufacturing/Industrial		Company Address: 1221 Campville Rd Endicott, NY 13760	
Project Start Date: 2019			
Project End Date: TBD			
Employment: <small>Full-Time Equivalent</small> Exsting <u>42</u> 1st year <u>2</u> 2nd year <u>4</u> 3rd year <u>4</u> Total = 10		Total Yearly Payroll 1st Year \$ 51,689.96 2nd Year \$ 105,447.52 3rd Year \$ 107,556.48 Total: \$ 264,693.96	
		Own / Lease: Own	SF / Acreage: 10,500 sqft
Construction Jobs: 17		Proposed Project Location: 625 Dickson St. Endicott, NY 13760	
Company Contact For Bid Documents & Employment Opportunities: Todd Murcko, Peter A. Rotella Corporation 607.748.500, rotellacorp@aol.com		Description: *See Attached	
PROJECT BUDGET		ASSESSMENT	
Land Related Costs		Current Assessment	\$ 15,330.00
Building Related Costs	\$ 1,688,500.00	Asmt. At Completion (Est.)	\$ 72,250.00
M & E Costs	\$ 300,000.00	EXEMPTION (Est.)	
F F & E Costs	\$ 60,000.00	Sales Tax @ 8%	\$ 65,600.00
Professional Services/Development Cost	\$ 65,000.00	Mortgage Tax	
Total Other Costs	\$ 55,000.00	Property Tax Exemption	\$ 661,024.04
Working Capital Costs			
Closing Costs			
Agency Fee	\$ 21,685.00	TOTAL EXEMPTIONS:	\$ 726,624.04
TOTAL:	\$ 2,190,185.00	TOTAL PILOT PAYMENTS:	\$ 583,295.06
Project Type (Check all that apply) <input checked="" type="checkbox"/> Manufacturing, Warehousing, Distribution <input checked="" type="checkbox"/> Agricultural, Food Processing <input type="checkbox"/> Adaptive Reuse, Community Development <input type="checkbox"/> Housing Development <input type="checkbox"/> Retail* <input type="checkbox"/> Back Office, Data, Call Centers <input type="checkbox"/> Commercial/Office		Project Criteria Met (Check all that apply) <input checked="" type="checkbox"/> Project will create and /or retain permanent jobs <input checked="" type="checkbox"/> Project will be completed in a timely fashion <input checked="" type="checkbox"/> Project will create new revenue to local taxing jurisdictions <input checked="" type="checkbox"/> Project benefits outweigh costs <input checked="" type="checkbox"/> Other public benefits	
*Uniform Tax Policy does not typically provide tax exemptions for Retail Projects		*New York State Required Criteria	
Pilot Type <input checked="" type="checkbox"/> Standard <u>15</u> year <input type="checkbox"/> Deviated _____ year			
Staff Comments:			

Sam A. Lupo & Sons, Inc Project Description

The purpose of the project is to enable Lupo's to maintain current business in a safe and sanitary environment, along with the ability to look for new business. The main building has been purchased. Lupo's will add a 9,000 square foot addition to be used for refrigerated production and coolers to USDA requirements. The existing building will be used for storage, employee areas and administration. There will be two loading docks and enough parking for all employees and four refrigerated trucks. The building will be remodeled along with the addition to also enable the company to be third party audited for food safety and quality. It is anticipated that the remodeling will also increase efficiency.

**Broome County Industrial Development Agency
Cost Benefit Incentive Analysis**

Date: 11.5.19
Project Name/Address: Sam A. Lupo & Sons, Inc./SSE3,LLC
Project Start Date: 2019
Project Description: The purpose of the project is to enable Lupo's to maintain current business in a safe and sanitary environment, along with the ability to look for new business. The main building has been purchased. Lupo's will add a 9,000 square foot addition to be used for refrigerated production and coolers to USDA requirements. The existing building will be used for storage, employee areas and administration. There will be two loading docks and enough parking for all employees and four refrigerated trucks. The building will be remodeled along with the addition to also enable the company to be third party audited for food safety and quality. It is anticipated that the remodeling will also increase efficiency.

BENEFIT

Investment: Public/Private/Equity

Building Related Costs	\$	1,688,500.00	
M&E Costs	\$	300,000.00	
FF&E Costs	\$	60,000.00	
Professional Fees/ Development	\$	65,000.00	
Other Costs		\$55,000.00	
TOTAL INVESTMENT		\$2,168,500.00	<u>\$2,168,500.00</u>

New Mortgages

Jobs	0
New	10
Retained	<u>42.0</u>
TOTAL JOBS	52.0

Term # Years 15 years

TOTAL PAYROLL	\$	264,693.96	\$	264,693.96
PILOT PAYMENTS	\$	583,295.06 (see Pilot Schedule)	\$	583,295.06
TOTAL BENEFIT	\$	3,016,489.02	\$	3,016,489.02

Cost

Property Tax Estimate

Fair Market Value	\$	1,700,000.00	upon completion
Equalization Rate		4.25%	
Taxable Assessment	\$	72,250.00	

Tax Rates

County & Town	336.91	Annual tax	\$	24,341.75
School	658.983943	Annual tax	\$	47,611.59
ANNUAL TAX	995.893943		\$	71,953.34 number based on 1st year

Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
SEE PILOT SCHEDULE			\$ -	
Total				

* Assume a 2% Tax Increase Per Year

PROPERTY TAX ABATEMENT	\$	661,024.04		
SALES TAX ABATEMENT	\$	65,600.00		
MORTGAGE RECORDING TAX				
AGENCY FEE	\$	21,685.00		
TOTAL COST	\$	748,309.04	\$	748,309.04
NET BENEFIT/COST			\$	2,268,179.98

Benefit/Cost Ratio

4.03 to 1

Comments/Additional Revenue:

Any Additional Public Benefits:

SAM A. LUPO & SONS, INC, SSE3,LLC PILOT SCHEDULE

<u>YEAR</u>	<u>FULL TAXES</u>	<u>% INCREASE</u>	<u>PILOT PAYMENT</u>	<u>BENEFIT</u>
2020	\$71,953.34	0%	\$15,267.05	\$56,686.29
2021	\$73,392.41	0%	\$15,267.05	\$58,125.36
2022	\$74,860.25	0%	\$15,267.05	\$59,593.20
2023	\$76,357.46	0%	\$15,267.05	\$61,090.41
2024	\$77,884.61	0%	\$15,267.05	\$62,617.56
2025	\$79,442.30	50%	\$43,610.20	\$35,832.11
2026	\$81,031.15	50%	\$43,610.20	\$37,420.95
2027	\$82,651.77	50%	\$43,610.20	\$39,041.58
2028	\$84,304.81	50%	\$43,610.20	\$40,694.61
2029	\$85,990.90	50%	\$43,610.20	\$42,380.71
2030	\$87,710.72	25%	\$57,781.77	\$29,928.95
2031	\$89,464.93	25%	\$57,781.77	\$31,683.17
2032	\$91,254.23	25%	\$57,781.77	\$33,472.47
2033	\$93,079.32	25%	\$57,781.77	\$35,297.55
2034	\$94,940.90	25%	\$57,781.77	\$37,159.14
	\$1,244,319.11		\$583,295.06	\$661,024.04

Based on an assumed 2% property tax increase per year
 Current Assessment \$15,330
 Final Assessment: \$72,250

THE AGENCY

BROOME COUNTY IDA / LDC

SMALL BUSINESS INCENTIVE PROGRAM APPLICATION

The Small Business Incentive Program can provide eligible applicants any of the following: an eight percent (8%) NYS sales tax and one percent (1%) mortgage recording tax exemption (if applicable).

Applicants seeking assistance must complete this application and provide additional documentation if required. A **non-refundable** application fee of \$150.00 must be included with this application. Make check payable to The Agency Broome County IDA.

The Applicant requesting a sales tax exemption from the Agency/IDA must include in the application a realistic estimate of the value of the savings anticipated to be received. As per NYS 2013 Budget Law and the regulations expected to be enacted thereunder are expected to require that the Agency/IDA recapture any benefit that exceeds the amount listed in the application.

Please answer all questions. Use "None" or "Not Applicable" where necessary.

APPLICANT

Name Hashey Enterprises, Inc. DBA Synergy Athletics
Address 2508 Glenwood Rd
City/State/Zip Vestal, NY 13850
Tax ID No. 47-1134761
Contact Name Joseph Hashey
Title President
Telephone (607) 725-7297
E-Mail joe.hashey@gmail.com

Owners of 20% or more of Applicant Company

Name	%	Corporate Title
<u>Joseph Hashey</u>	<u>90</u>	<u>President</u>

Benefits Requested (Check all that apply)

- ☒ Sales Tax Exemption
☐ Mortgage Recording Tax Exemption

Description of project (check all that apply)

- ☐ New Construction
☒ Existing Facility
 ☐ Acquisition
 ☐ Expansion
 ☒ Renovation/Modernization
☐ Acquisition of machinery/equipment
☐ Other (specify) _____

GENERAL DESCRIPTION OF THE PROJECT

(Attached additional sheets as necessary)

Remodel and upgrade building. Project includes new HVAC, bathroom facilities, shower rooms, increase insulation, LED lights, exterior upgrades, roof, and furnishing the interior.

PROJECT TIMELINE

12/10/2019

Start Date

3/10/2020

End Date

Pritchard Property Development

Contractor(s) *please refer to required Local Labor Policy

State Environmental Quality Review (SEQR) Act Compliance

The Agency, in granting assistance to the Applicant, is required to comply with the New York State Environmental Quality Review Act (SEQR). This is applicable to projects that require the state or local municipality to issue a discretionary permit, license or other type of Approval for that project.

Does the proposed project require discretionary permit, license or other type of approval by the state or local municipality?



YES – Include a copy of any SEQR or other documents related to this project including Environmental Assessment Form, Final Determination, Local Municipality Negative Declaration.



NO

LOCAL LABOR POLICY

It is the goal of the The Agency to maximize the use of local labor for each project that receives benefits from The Agency. This policy applies to general contractors, subcontractors, trade professionals, and their employees. The Agency's Local Labor Area consists of the following New York State counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schuyler, Steuben, Tioga and Tompkins.

APPLICANT PROJECT COSTS

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the APPLICANT.

Building Construction or Renovation

- a. MATERIALS a. \$ 150,000.00
b. LABOR b. \$ 150,000.00

Site Work

- c. MATERIALS c. \$ 25,000.00
d. LABOR d. \$ 25,000.00
e. Non-Manufacturing Equipment e. \$ 20,000.00
f. Furniture and Fixtures f. \$ 10,000.00
g. LAND and/or BUILDING Purchase g. \$ 470,000.00
h. Soft Costs (Legal, Architect, Engineering) h. \$ 26,000.00
Other (specify) i. _____ i. \$ _____
j. _____ j. \$ _____
k. _____ k. \$ _____

TOTAL PROJECT COSTS \$ 876,000.00

- B. Sources of Funds for Project Costs:

- a. Bank Financing a. \$ 376,000.00
b. Public Sources b. \$ _____

Identify each state and federal grant/credit

_____ \$ _____
_____ \$ _____
_____ \$ _____
_____ \$ _____

- c. Equity \$ 500,000.00

TOTAL SOURCES \$ 876,000.00

- C. Has the applicant made any arrangements for the financing of this project?

☒ Yes ☐ No

If so, please specify bank, underwriter, etc.

NBT Bank _____

VALUE OF INCENTIVES

A. Sales Tax Exemption Benefit

Estimated value of goods that will be exempt from New York State and local sales tax (materials, non-manufacturing equipment, furniture and fixtures - **line a,c,e,f from Project Costs**) \$ 205,000.00

Estimated value of New York State and local sales tax exemption (8% of value of eligible goods) \$ 16,400.00

Estimated duration of sales tax exemption 6 months
(The sales tax letter shall be valid for a period of twelve (12) months.)

B. Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax Exemption (1% of value of mortgage) \$ N/A

TOTAL SALES AND MORTGAGE RECORDING TAX EXEMPTION BENEFIT \$ 16,400.00

PROJECTED EMPLOYMENT

Will this investment result in the creation of new jobs? If so, how many? 2.00

Current number of full time employees: 8.00

Estimated annual salary range of jobs to be created:

Annual Salary range from: 35,000 to 55,000

Estimated annual salary range of current jobs:

Annual Salary range from: 35,000 to 94,094

****Upon approval of this application, the business agrees to provide FTE and all construction job information, along with its NYS 45 in all years that a sales and/or mortgage recording tax benefit is claimed.***

APPLICATION & ADMINISTRATIVE FEES

A. Application Fee:

A non-refundable application fee of one hundred fifty dollars shall be charged to each applicant and accompany the completed application. \$ 150.00

B. Administrative Fee:

A non-refundable fee of **\$500.00** is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is **under \$100,000**. A non-refundable fee of **1% of the total project cost** is due and payable prior to the issuance of a Sales Tax Letter or a Mortgage Tax Exemption Form if the benefit is **over \$100,000**. \$ 500.00

TOTAL TAX EXEMPTION BENEFIT LESS FEES

\$ 15,750.00

This Application, including without limitation, information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete.

The Agency reserves the right to terminate, modify, or recapture Agency benefits if :

- (i) *an applicant or its sub-agency (if any) authorized to make purchases for the benefit of the project is not entitled to the sales and use tax exemption benefits;*
- (ii) *sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the applicant or its sub-agents;*
- (iii) *sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the project;*
- (iv) *the applicant has made material, false, or misleading statements in its application for financial assistance;*
- (v) *the applicant has committed a material violation of the terms and conditions of a Project Agreement.*

(vi) *As of the date of the Application this project is in substantial compliance with all provisions of GML Article 18-A, including but not limited to, the provisions of GML Section 859-a and GML Section 862(1) (the anti-raid provision) and if the project involves the removal or abandonment of a facility or plant within the state, notification by the IDA to the chief executive officer or officers of the municipality or municipalities in which the facility or plant was located.*

APPLICANT COMPANY

X Joseph D. Hashey
Joseph Hashey President 12/5/19
Signature Title Date

Sworn to before me this

5th day of Dec, 20 19.

Patricia B. Salati
(Notary Public)

PATRICIA B. SALATI
Notary Public - State of New York
No. 01SA5076273
Residing in Broome County
My Commission Expires 4-21-2023

Town of Chenango
1529 State Route 12
Binghamton, NY 13901
(607)648-4809

DISPOSITION

Property:

Location: 1429 Upper Front St
Tax Map#: 112.09-1-2
Class: 433

Front: 100.00 **Zone:** CD
Depth: 0.00 **Lot:**
Acres: 0.34 **Subd:**

Owner:

Levene Ronald
PO Box 310
Dorset, VT

Applicant: Joseph Hashey
2508 Glennwood Road
Vestal, NY 13850
(607)725-7297

STATUS: APPROVED

Fee: 695.00

Date Approved: 10/15/19

Payment: 0

Type: Site Plan Review

Planning/Zoning#: 2019-0029

Description of Need for Planning/Zoning Action: Commercial re-occupancy in former Scorpion Security building for Synergy Fitness, a personal wellness & fitness studio. Application to the Planning Board, Tuesday October 15, 2019, at the Town Hall second floor court room at 7:00 pm

Conditions\Notes: Received pymt 9/9/2019 - Visa
Short Environmental Assessment Form received PB-21 2019
10/7/19 This project consists of 2 parcels 1429 & 1427 Upper Front St
TM#112.09-1-2 where the building is located 1429 Upper Front St
TM#112.09-1-3 is where the extra parking is located 1427 Upper Front St

Actions:

10/15/19 The Planning Board adopted a "Negative Declaration" for this Unlisted Action pursuant to the State Environmental Quality Review Act (SEQR)

The site plan review for this commercial re-occupancy for Synergy Fitness was approved with the following conditions.

XX Thirty-one (31) parking stalls as indicated on the site drawing.

XX Building permit for any structural changes.

XX Sign permit required before any sign can be erected.

XX Fire inspection prior to opening for business.

Any change to the original site plan will require site plan update with the Planning Board.

10/16/19
Date


Planning Board Secretary,

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: Synergy Fitness Building Renovations			
Project Location (describe, and attach a location map): 1429 Upper Front Street, Binghamton, NY 13901			
Brief Description of Proposed Action: The purpose of this project is to renovate an existing building and site for a new business.			
Name of Applicant or Sponsor: Doak Engineering Design, PC		Telephone: 607/759-5792	
Address: 185 Main Street		E-Mail: bdoak2@mac.com	
City/PO: Owego		State: New York	Zip Code: 13827
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"/>
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:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.64 acres 0.13 acres 1.04 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <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	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian R. Doak, PE</u> Date: <u>9/9/19</u>		
Signature: <u>Brian R. Doak</u> Title: <u>President</u>		

The Agency – Broome County IDA/LDC

RESOLUTION TO ACCEPT DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) AS ADEQUATE FOR PUBLIC REVIEW AND TO SCHEDULE A PUBLIC HEARING WITH RESPECT TO THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

WHEREAS, on September 18, 2019, The Agency – Broome County IDA/LDC (The Agency) was designated to act as Lead Agency for this Type 1 Action under the 6 NYCRR Part 617 of the State Environmental Quality Review Act (“SEQRA”) to determine if the redevelopment plan for the former BAE Systems site at 600 Main Street, Johnson City, NY would have any significant adverse environmental impacts; and

WHEREAS, on October 16, 2019, The Agency, as Lead Agency, determined that the Proposed Action may have a significant adverse impact on the environment and that a Generic Impact Statement (“GEIS”) would be prepared; and

WHEREAS, use of the GEIS format was deemed appropriate by the Lead Agency as the Proposed Action is “an entire program or plan having wide application or restricting the range of future alternative policies or projects, including new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans” (6 NYCRR § 617.10(a)(4)); and

WHEREAS, a Draft Scoping Document was prepared to identify the potentially significant adverse impacts related to the proposed action that are to be addressed in the Draft GEIS (DGEIS) including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of non-relevant issues; and

WHEREAS, a review period (October 17, 2019 to November 1, 2019) was established to provide an opportunity for involved and interested agencies, as well as the public, to comment on the Draft Scoping Document; and

WHEREAS, based on a review of substantive comments received during the review period, a Final Scoping Document was prepared and adopted by the Lead Agency on November 13, 2019; and

WHEREAS, a DGEIS dated November 2019 was prepared for consideration by The Agency, as SEQRA Lead Agency; and

WHEREAS, the content of the DGEIS is consistent with the Final Scoping Document; and

WHEREAS, on December 11, 2019, The Agency was presented with a summary document of the DGEIS which outlined site history and selected areas of importance studied in the report as a supplement to the full the DGEIS dated November 2019; and

WHEREAS, The Agency has reviewed the DGEIS to determine whether to accept the DGEIS as adequate with respect to its scope and content for the purpose of commencing public review;

NOW THEREFORE BE IT RESOLVED BY THE AGENCY, as follows:

1. The Agency determines that the DGEIS is complete and adequate for public review.
2. After considering the degree of interest in the action shown by the public, whether substantive or significant adverse environmental impacts have been identified, the adequacy of the mitigation measures and alternatives proposed and the extent to which a public hearing can aid the decision-making processes by providing a forum for, or an efficient mechanism for the collection of, public comment, The Agency determines that a public hearing with respect to the DGEIS will be held tentatively on **March 24, 2020**.
3. The Agency will prepare a notice of completion of the DGEIS to be filed and circulated and to provide notice of the public hearing as may be required by law and the SEQRA implementing regulations.
4. The Agency further determines that it will receive and consider comments with respect to the DGEIS until **April 3, 2020** which is a date not less than 30 calendar days from the anticipated first filing and circulation of the notice of completion of the DGEIS and not less than 10 calendar days following the public hearing at which the environmental impacts of the proposed action are to be considered.

State Environmental Quality Review Act (SEQRA)

Draft Generic Environmental Impact Statement

SUMMARY DOCUMENT

FORMER BAE SYSTEMS SITE at 600 MAIN STREET

REDEVELOPMENT

Johnson City, New York

Prepared for The Agency Board Meeting

December 18, 2019

Lead Agency

The Agency – Broome County IDA/LDC

5 South College Drive, Suite 201

Binghamton, NY 13905

Phone: (607) 584-900

Contact: Stacy Duncan, Executive Director

Note: This document was prepared as a summary of the Draft Generic Environmental Impact Statement (DGEIS) for the Former BAE Systems Site at 600 Main Street, and focuses on four (4) key aspects of the site redevelopment. For the full document of proposed elements evaluated per SEQRA refer to the DGEIS dated November 2019.

SUMMARY DOCUMENT

FORMER BAE SYSTEMS SITE at 600 MAIN STREET REDEVELOPMENT

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT

December 18, 2019

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I. PURPOSE AND SCOPE OF DEGIS

The intent of the Former BAE Systems Site at 600 Main Street Redevelopment project (hereafter referred to as “the Project”) is to create a site with a mix of built, green, and open spaces that can accommodate recreational, commercial, and/or residential uses. The State Environmental Quality Review (SEQR) process has begun for the redevelopment of the Project site, with the Agency - Broome County IDA/LDC, acting as the Lead Agency. Due to the history of the site and the proposed redevelopment scenarios, it was determined that a Generic EIS (GEIS) needed to be developed.

A Generic EIS is a type of EIS (Environmental Impact Statement) that is typically used to consider broad-based actions or related groups of actions that agencies may approve, fund, or directly undertake. A GEIS can examine environmental impacts including:

1. A sequence of actions by an agency or project sponsor (such as a zoning change, followed by road improvement, followed by the construction of a shopping mall);
2. Separate actions having common impacts (such as several separate projects impacting the same groundwater aquifer).

A GEIS typically has one or more of the following characteristics:

1. May be a short, broad, or generalized discussion of the setting, background and rationale for the proposed action;
2. May provide a conceptual basis for general projections concerning future activity;
3. May identify important elements of the natural resource base of the study area, as well as significant features, patterns or character relating to human use of the study area;
4. May present and analyze, in general terms, a few hypothetical scenarios that are likely to occur because of a planning or zoning action;
5. May discuss, in general terms, the constraints and consequences of narrowing future options; or
6. May provide supporting background documentation for sound environmental planning.

The DGEIS for the Project will evaluate the potential environmental and socio-economic impacts of the site redevelopment and support informed decision making by prospective developers. The DGEIS includes a summary of baseline environmental conditions; potential significant, adverse, environmental impacts; possible mitigation strategies; reasonable alternatives; stakeholder, decision maker and public interests; constructability considerations; regulatory issues; and future actions.

This summary of the DGEIS for the Former BAE Systems Site at 600 Main Street Redevelopment outlines the background of the site, the three (3) project redevelopment scenarios, focus areas of importance for the proposed redevelopment and their impacts on the site and surrounding areas, and the conclusions and findings.

II. BACKGROUND OF SITE

A. History of Uses

The Project site is a 27-acre parcel at 600 Main Street in the hamlet of Westover, in the town of Union, New York. The site is strategically located near Binghamton University, the Binghamton University Health Sciences Campus in Johnson City, and the Johnson City iDistrict, with access to the interstate highway system. The property is one of the few remaining large-scale development sites within Broome County's urban core. The site was severely damaged when the Susquehanna River flooded in September 2011, and flood risk remains the most significant challenge to site redevelopment. A regional and site location map are shown in Figures 1 and 2.

From 1942 to 2011, the Project site housed US Air Force (AF) Plant 59, a government-owned, contractor-operated manufacturing facility. AF Plant 59 manufactured defense-related equipment including aluminum aircraft propellers, flight and fire control components, mechanical systems, and electronic and computer systems. Between 1990 and 2011, the plant was operated first by Lockheed Martin and then by BAE Systems to manufacture avionics and electronic controls.

The Air Force initiated an Installation Restoration Program (IRP) in 1984 to investigate contamination onsite. The IRP report identified two areas of suspected hazardous waste contamination. A summary of site remediation, as found in the United States Department of the Air Force Proposed Plan for Air Force Plant 59 (February 2019), is outlined below:

1. AF Plant 59 added as a Class 2 Site on the NYS DEC Registry of Inactive Hazardous Waste Disposal sites (1987)
2. Groundwater investigations on-site showed concentrations of hazardous materials well above the NYS DEC Ambient Water Quality Standards (AWQS) (1990)
3. Remedial Investigation (RI) of the site found contaminants within the buildings and groundwater (1994)
4. Environmental Baseline Survey (EBS) created to inform a remediation plan for soil and groundwater contaminants within the buildings and surrounding asphalt parking lots (1995)
5. Proposed Plan and Record of Decision (ROD) identified the cleanup of contaminants in the groundwater via an upgrade to the existing treatment facility (1999)
6. Long-term monitoring (LTM) initiated on-site, via monitoring wells, for groundwater (2004)
7. Soil excavation performed in the east basement of the building; soil disposed of off-site and area capped (2005)
8. Vapor Intrusion (VI) RIs performed; findings showed indoor air quality met or exceeded above NYS Department of Health standards (2009-2010)

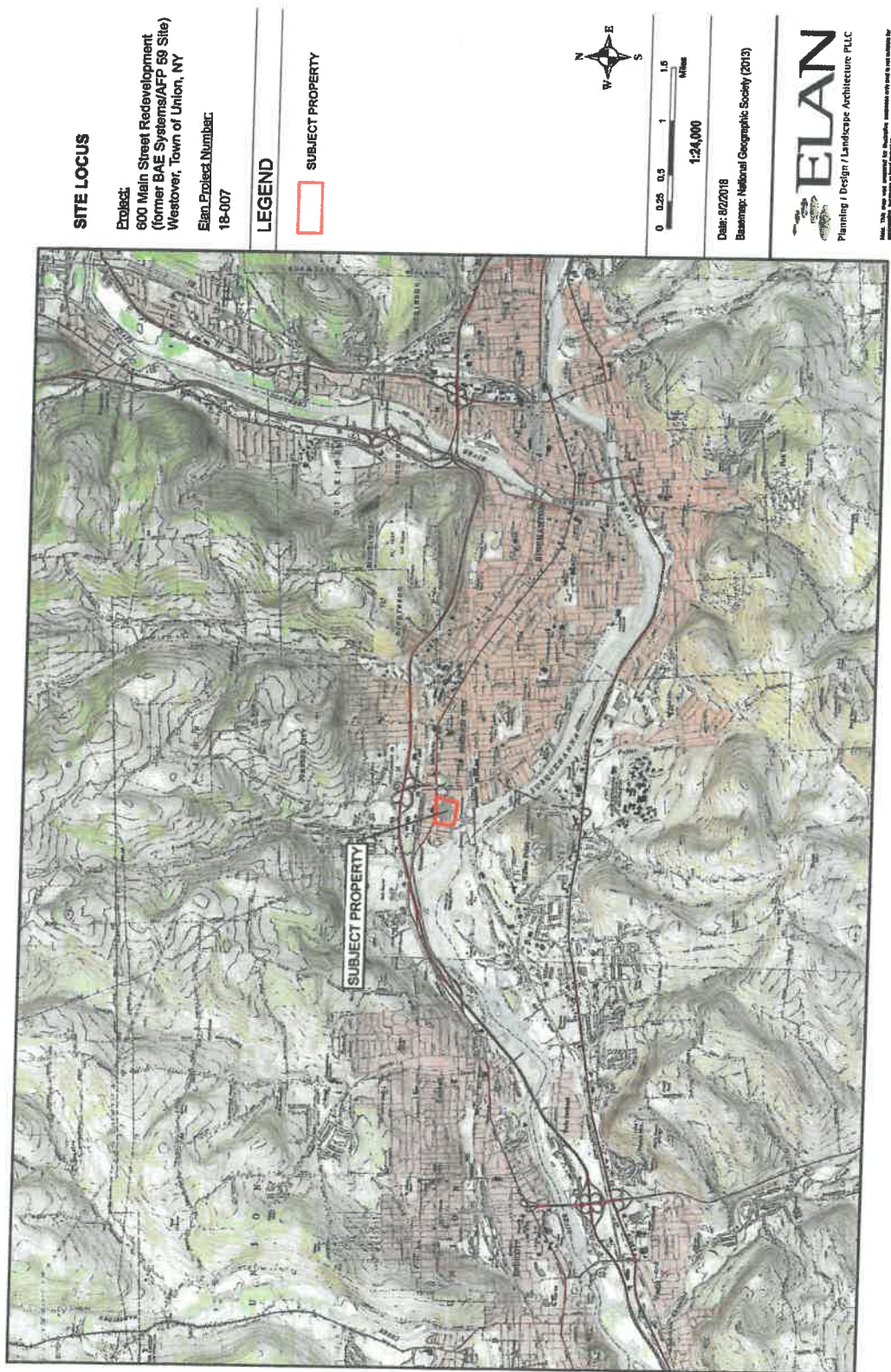


Figure 1: Regional Site Location Map

5 | **SUMMARY DOCUMENT** for the Former BAE Systems Site at
600 Main Street Redevelopment DGEIS, December 18, 2019



SITE LOCATION & ELEVATION (2-FOOT CONTOURS)

Project:
600 Main Street Redevelopment
(former BAE Systems/AFP 58 Site)
Westover, Town of Union, NY

Elan Project Number:
18-007

LEGEND

- SUBJECT PROPERTY
- ONSITE NYSDEC FLOOD CONTROL EASEMENT
- PROPOSED ONSITE NYSDEC FLOOD CONTROL ACCESS EASEMENT
- TAX PARCELS (2018)
- 10-FOOT CONTOUR
- 2-FOOT CONTOUR



Date: 8/2/2018
Data Source: Esri County GIS Portal (logix.com)
Imagery: NYSOTIS 2014 (orthoflash.ny.gov)

ELAN
Planning / Design / Landscape Architecture PLLC

NOTE: This map was prepared for the Hudson River and is not intended for any other purpose. It is not a survey and should not be used for any other purpose.

Figure 2: Site Location

6 | **SUMMARY DOCUMENT** for the Former BAE Systems Site at
600 Main Street Redevelopment DGEIS, December 18, 2019

Damage from Tropical Storm Lee and the associated flooding of the Susquehanna River in 2011 led BAE Systems to vacate AF Plant 59. The plant was subsequently and permanently decommissioned by the US government. In 2014, another Environmental Baseline Survey (EBS) was undertaken to collect data on site contaminants by the US Air Force. Structures onsite were demolished in 2017 and contaminated soil underneath and adjacent to the buildings was removed. In 2018, property ownership was transferred from the US Air Force to The Agency – Broome County IDA/LDC who, through the assistance of a redevelopment consultant, began a redevelopment plan for the site.

B. Easements

With the transfer of ownership, easements were established for the Project site. Per the deed, under Access Rights Pursuant to Section 120(h)(3)(A)(iii) of CERCLA (42 U.S.C. §9620(h)(3)(A)(iii)) (March 2018), the US Air Force, who was responsible for the remediation of onsite contaminants, retains access to monitoring sites to insure environmental compliance with state and federal regulations. The NYS DEC has a flood control easement for emergency operations and maintenance work at the levee to the eastern and southern side of the site. In 2018, the NYS DEC proposed a second easement along the eastern and southern sides of the site. The second easement allows for access to the first flood control easement and to flood control structures on the site and to the south; existing and proposed easement locations are shown in Figure 3 on the next page.

C. Floodplain and Floodways

Flooding is a frequent natural hazard in New York State, as the state exhibits a unique blend of climatological and meteorological features that influence the potential for flood events; these factors include topography, elevations, latitude, water bodies and waterways. Flooding has historically been a significant threat in Broome County.

There are over 636 miles of streams, creeks and rivers in Broome County, of which 222 miles are within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA), the land area covered by the floodwaters of the base flood (100-year or 1% annual flood) is the Special Flood Hazard Area (SFHA). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where flood insurance must be purchased if a home owner is seeking a federally backed mortgage.

The NYSDEC conducted a vulnerability assessment depicting how susceptible a county is to flood hazards. Broome County's rating is 28 out of a possible 35, making it the 6th most vulnerable county (out of 62 counties) to flood hazards in New York State (NYS Hazard Mitigation Plan 2011)¹.

¹ NYS Hazard Mitigation Plan – Office of Homeland Security and Emergency Services
<http://www.dhses.ny.gov/recovery/mitigation/archive/hm-plan-2011.cfm>

NYS DEC EASEMENTS

Project:
600 Main Street Redevelopment
(former BAE Systems/AFP 59 Site)
Westover, Town of Union, NY
Elan Project Number:
18-007

LEGEND

- SUBJECT PROPERTY
- EXISTING NYS DEC EASEMENT
- PROPOSED NYS DEC EASEMENT
- TAX PARCEL (2016)



0 0.25 0.5 1 1.5
Miles
1:24,000

Date: 8/22/2018
Base map: National Geographic Society (2013)

ELAN
Planning / Design / Landscape Architecture PLLC

Note: This map was prepared by Elan for the project and is not to be used for any other purpose without the written consent of Elan.



Figure 3: NYS DEC Easements

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600 Main Street Redevelopment DGEIS, December 18, 2019

The Project site located adjacent and north of the Susquehanna River, which represents the largest river system running through Broome County with a corresponding drainage area of approximately 3,930 square miles at the site. The Susquehanna River is one of the most flood prone rivers in the United States. Little Choconut Creek, a 20 square mile tributary stream, enters the Susquehanna River, just upstream and to the east of the Project site; the Little Choconut drainage area is partially controlled by eight (8) NRCS Flood Control Dams.

The Project site is protected by a US Army Corps of Engineers (USACOE) Flood Protection System that consists of a series of levees and closure structures that were constructed in the late 1950's. This system has successfully protected the Westover area from major flooding until September 2011 (Figure 5). Initial review of the USACOE identified that the top of levee and protection system is at elevation 840.0 (1929 NAVD). Flood inundation areas for the Project site are shown in Figures 4.

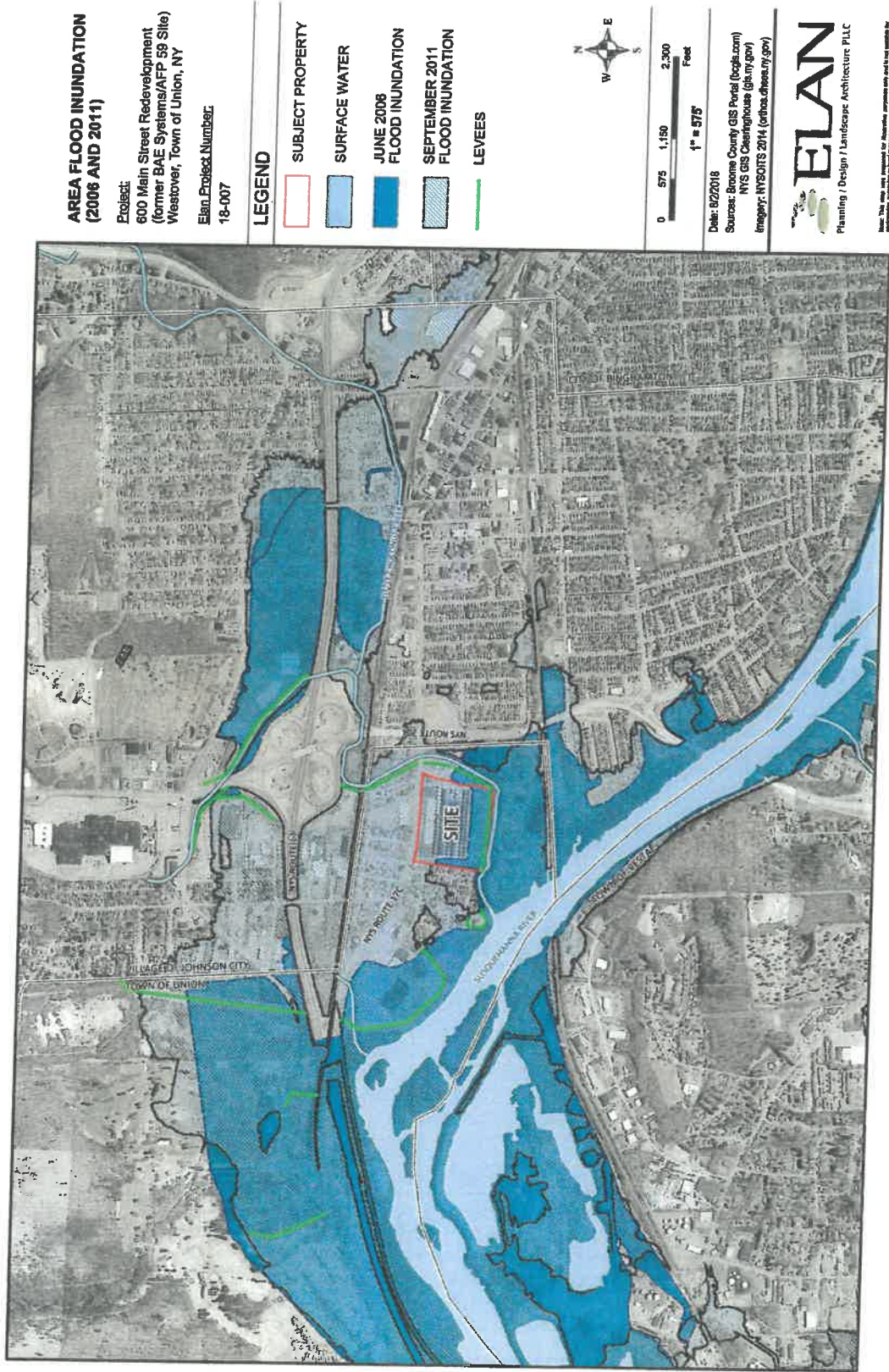


Figure 4: Area Flood Inundation (2006 and 2011)

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600 Main Street Redevelopment DGEIS, December 18, 2019

III. PROJECT DESCRIPTION

Three (3) redevelopment scenarios were created for the Project site. The scenarios reflect a comprehensive screening process which included stakeholder engagement, market analysis, physical site capacity analysis, a flood mitigation feasibility study, and a financial feasibility study. The three (3) development scenarios, shown in Figures 5 through 7, are as follows:

1. Development Scenario A – Mixed-Use: Lodging, Commercial and Residential

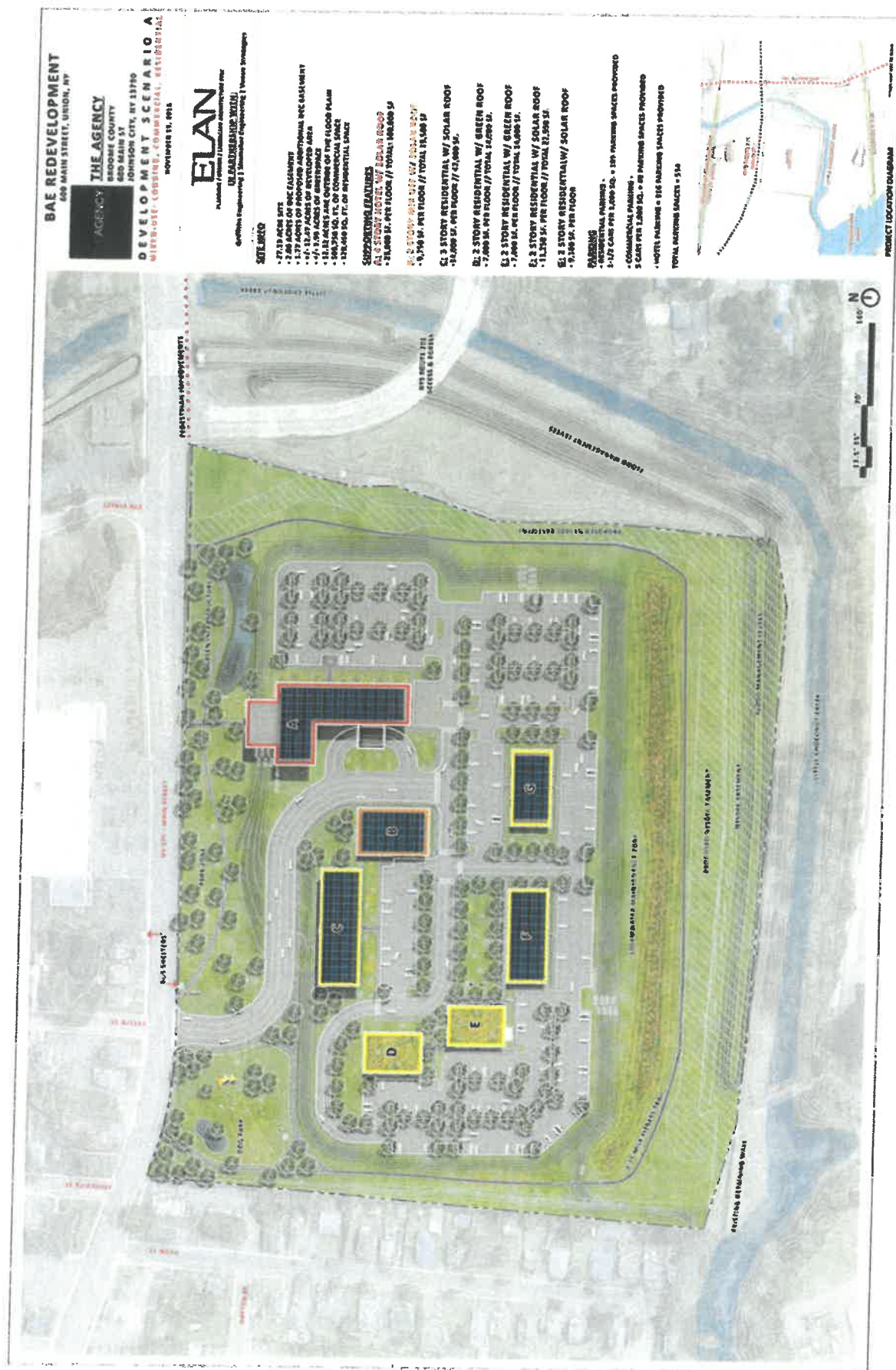
Development Scenario A (Figure 2-7) proposes seven (7) total buildings: five (5) market-rate apartment buildings, one (1) mixed-use building with residential apartments on upper floors and ground floor retail, and one (1) four-story hotel. The scenario has a single entrance, a two lane access and egress, across from Evelyn Street. Additional on-site amenities include a park for passive recreation, a community green, a perimeter fitness trail, and a dog park. Parking is inclusive of 554 spaces; 316 spaces for the hotel, 49 spaces for commercial, and 189 spaces for residential. The development will be protected from future flood events by an elevated pad 12 acres in size, and green infrastructure (i.e. green roofs) that will help to manage stormwater. Rooftop solar panels will partially generate clean power on-site.

2. Development Scenario B – Lodging and Flexspace Units

Development Scenario B (Figure 2-8) proposes five (5) total buildings: four (4) flexspace units and one (1) three-story hotel. The scenario has a single entrance, a two lane access and egress, across from Evelyn Street. Additional on-site amenities include a park for passive recreation, a community green, a perimeter fitness trail, and a dog park. Parking is inclusive of 605 spaces; 204 spaces for the hotel, and 401 spaces for the flexspace. The development will be protected from future flood events through an elevated pad 12 acres in size, and green infrastructure that will help to manage stormwater. Rooftop solar panels will partially generate clean power on-site.

3. Development Scenario C – Recreational Center

Development Scenario C (Figure 2-9) proposes a 150,000 square foot recreational center with an outdoor, multi-purpose field and a fitness trail. The scenario has a single entrance, a two lane access and egress, across from Evelyn Street. Parking is inclusive of 479 spaces. The development will be protected from future flood events through an elevated pad 6 acres in size, and green infrastructures that will help to absorb manage stormwater. Rooftop solar panels will partially generate clean power on-site.



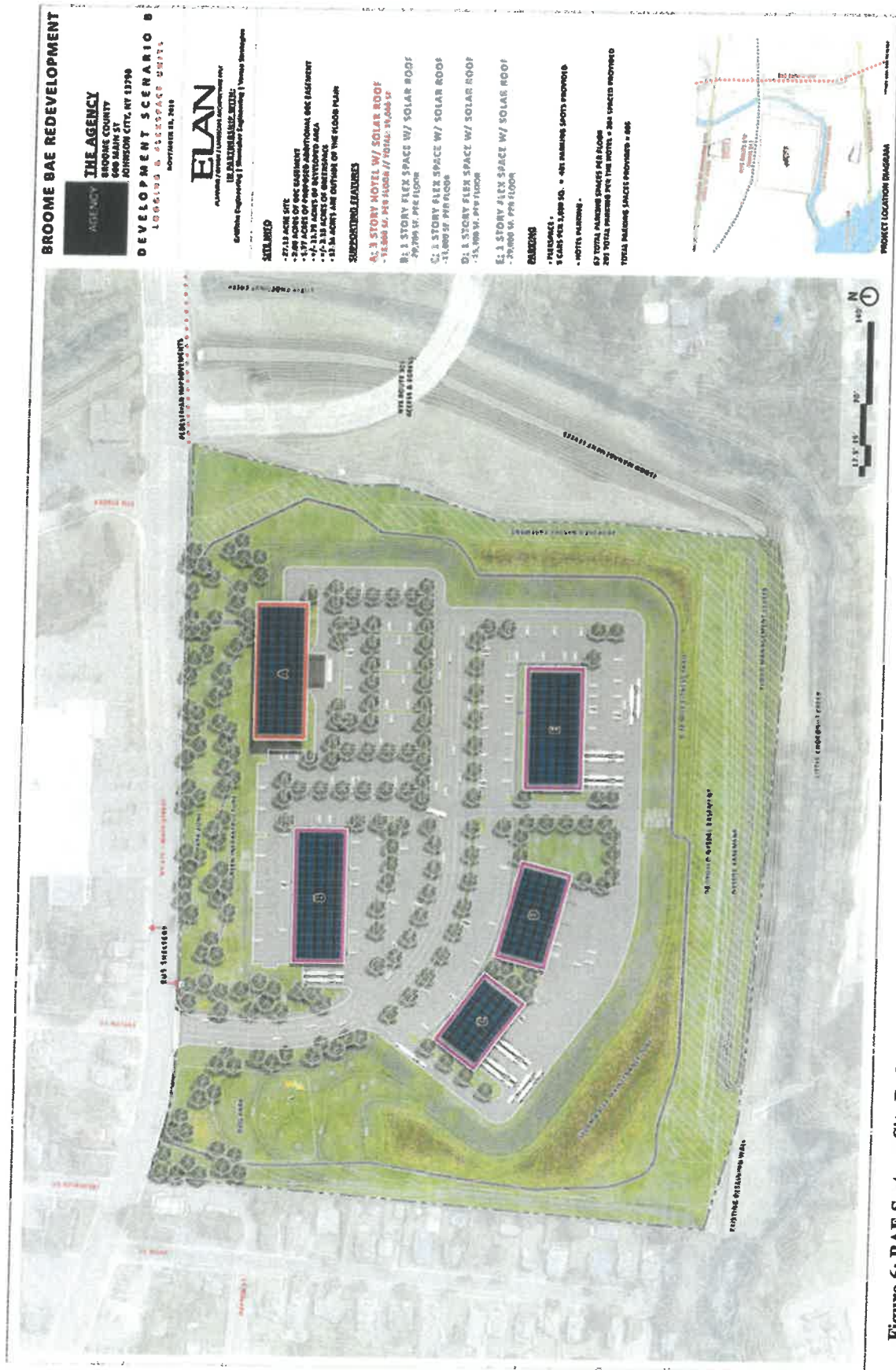
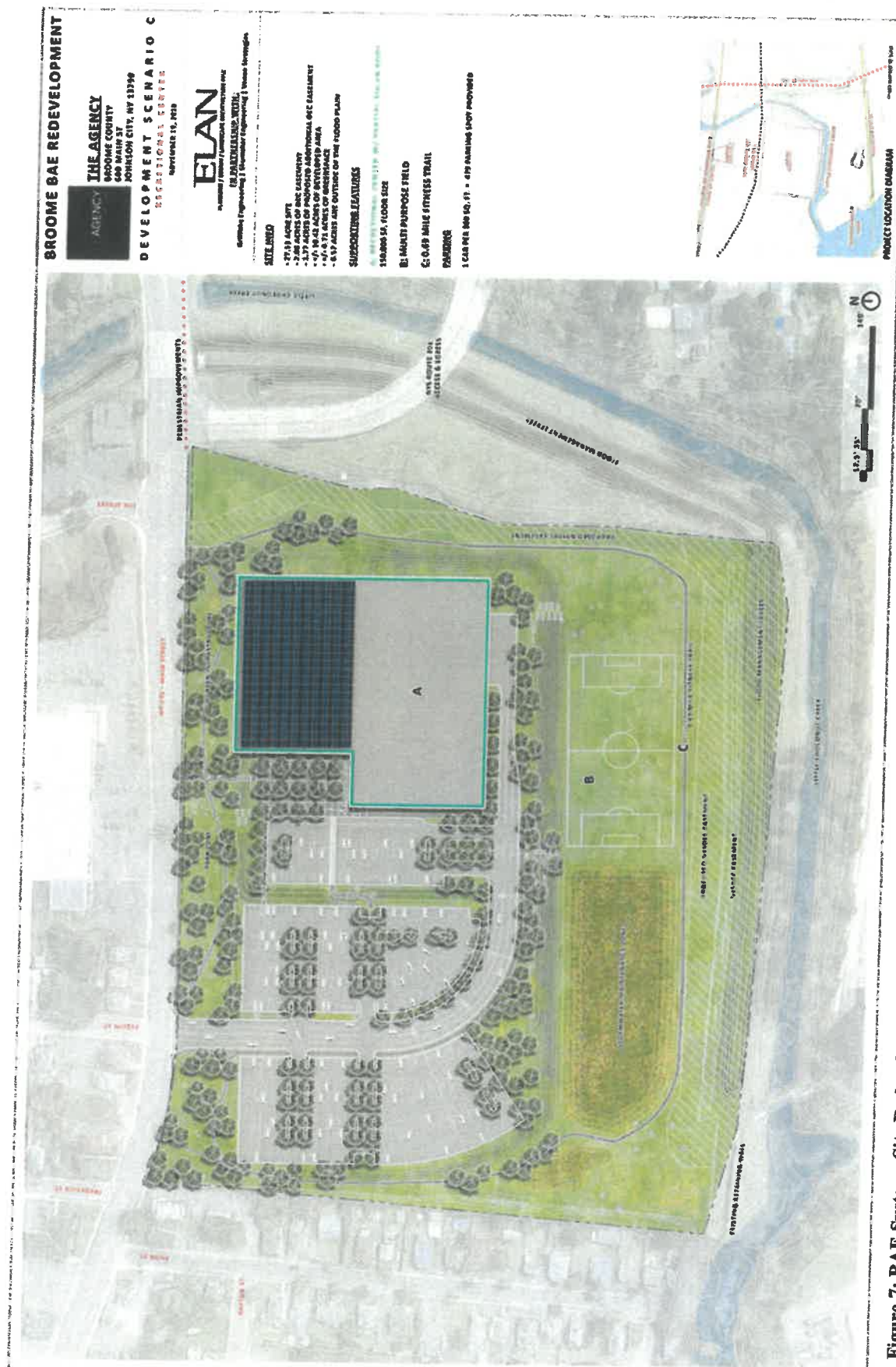


Figure 6: BAE Systems Site Redevelopment, Scenario B –Lodging and Flexspace

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600 Main Street Redevelopment DGEIS, December 18, 2019



IV. PROJECT SITE AREAS OF FOCUS

The DGEIS evaluates the environmental setting of the Project site through thirteen (13) areas of importance to better understand how the proposed redevelopment will affect the site and the surrounding area. These areas are accessed through the examination of the existing baseline conditions, potential impacts of the proposed redevelopment, and the determination of mitigation measures. Four (4) areas are highlighted in this section as they are critical to site redevelopment. See the full DGEIS, dated November 2019, for all areas evaluated, figures, tables, and appendices.

A. Flooding

The Project site is protected by a flood control project constructed by the US Army Corps of Engineers (USACE) that consists of a series of levees, closure structures, and pumps. Since its construction in 1957, the flood control project has successfully protected the Project site from flooding except for the September 2011 flood which overtopped portions of the levee system by a few inches, resulting in flooding of the site and portions of the surrounding Westover area. It is estimated that the 2011 flood was larger than a 100-year flood (1% annual chance) but smaller than a 200-year flood (0.5% annual chance).

The redevelopment scenarios for the Project consist of elevating the existing site with imported fill and providing a fill pad elevation that generally exceeds the base flood elevation (100-year flood or 1% annual chance flood) provided on the Preliminary Flood Insurance Study, which is the most current FEMA Flood Insurance Study for the Susquehanna River.

The fill pad option was considered the preferred flood mitigation option as the estimated cost was far less than the other options and placement/compaction of fill can be constructed in a relatively short timeframe. In addition, elevation by fill reduces the likelihood for additional complexities and costs associated with stormwater pumping facilities. The first-floor elevations of the proposed structures on the fill pad would be set at an elevation that is at least two feet (2') higher than the 100-year or 1% annual flood elevation to comply with NYS Building Code. Portions of the property will not be filled and will be utilized for stormwater management/green space.

The proposed redevelopment scenarios were hydraulically modeled to quantify the potential flooding impacts of the proposed redevelopment. No adverse impact is anticipated under the two scenarios that FEMA considers in its existing and preliminary floodplain maps such that the redevelopment proposals are anticipated to be permissible under the current Town of Union flood damage prevention ordinance. The two scenarios considered by FEMA include:

1. The first scenario is the existing USACE flood control project functions as-designed and protects the site from the 100-year or 1% annual chance flood. Under this scenario the site is isolated from the Susquehanna River and no increase in flood depths are anticipated.

2. The second scenario considered by FEMA is the existing USACE flood control project, which is not accredited, provides no flood protection whatsoever at the 100-year or 1% annual chance flood. Under this scenario, no increase in flood depths are anticipated.

In anticipation of public concerns, two additional hydraulic scenarios beyond what is required to demonstrate compliance with the Town of Union Flood Damage Prevention Ordinance were also modeled. These two additional scenarios include:

1. The third scenario analyzed is similar to 2011 where the USACE flood control project is overtopped but water levels on the two sides of the flood control project do not equalize. Under this scenario, the proposed redevelopment is anticipated to displace water and cause a rise of up to 3.5 inches on the protected side of the USACE flood control project. This 3.5-inch rise would not be uniform for any overtopping of the levee and in fact, for low levels of overtopping, the additional storage provided by proposed stormwater measures may reduce flooding elevations on the protected side of the USACE flood control project.
2. The final scenario analyzed was where the USACE flood control project is overtopped and sufficient water overtops the levee to equalize water levels on both sides of the flood control project. Under this scenario, no increase in flood depths are anticipated.

Therefore, adverse impacts are only anticipated for a narrow range of floods that are large enough to overtop the levee (greater than a 100-year or 1% annual chance flood) but not so large that water levels on the two sides of the levee equalize (which would be anticipated to occur for a flood slightly larger than the 2011 event). However, these adverse impacts are beyond the range of what is required to be analyzed to demonstrate compliance with the Town of Union's Flood Damage Prevention Ordinance and therefore the project is expected to be permissible.

B. Traffic and Transportation

A capacity analysis was performed per the NYSDOT Highway Design Manual Chapter 5. The review of the trip generation potential for the redevelopment scenarios indicates that the Scenario A - Mixed Use: Lodging, Commercial and Residential development has the greatest traffic generation potential during the morning peak hour with 49 vehicles entering and 60 exiting. The Scenario C - Recreation Center has the greatest traffic generation potential during the evening peak hour with 94 trips entering and 106 trip exiting. Overall the development is expected to be a low to moderate trip generator during the peak commuter hours on NYS Route 17C.

The capacity analysis indicates that the potential redevelopment will have very little impact on traffic operations along NYS Route 17C with generally minor increases in delay of 1-2 seconds at the intersections studied within the Project area. While the Synchro analysis of the NYS Route 17C intersection with the site driveway and Evelyn Street indicates longer, potentially failing delays during the evening peak hour, a more detailed microscopic analysis with Simtraffic indicates that the side street approaches will operate at Level of Service B, even with the proposed development traffic. There are no capacity concerns noted in the Project study area associated with the proposed redevelopment.

There are some existing side street movements at the intersections of NYS Route 17C with the NYS Route 201 NB Ramps (morning peak hour), Riverside Drive (evening peak hour), and 5th Street (evening peak hour) that have longer delays with Level of Service E. These movements all have volume to capacity ratios well below 1.0, indicating that there is not an actual capacity concern. The longer delays noted are a result on the traffic signal coordination which holds excess green time on NYS Route 17C.

The NYS Route 201 Northbound ramps show failing level delays during the evening peak hour under the existing condition. It is recommended that the signal timings be adjusted to shift 10 seconds of green time from the east-west movements on NYS Route 17C to the northbound movement during both peak hours to reduce delays for this approach. NYSDOT periodically reviews signal timings and would implement any necessary timing modifications regardless of the project status.

A crash analysis was performed per Highway Design Manual Chapter 5 which identifies high accident locations at the intersections of NYS Route 17C with Oakdale Road and Riverside Drive. The overall Project study area segment of NYS Route 17C is not a high accident corridor compared to statewide averages.

There are no mitigation measures recommended associated with the proposed Project redevelopment.

C. Visual Resources

The Project site is currently an open grass field. Trees and shrubs are located on the northern side along NYS Route 17C and on the western side where there is an incline between the site and the residences on Avon Street. The site is surrounded on the southern and eastern side by an earthen levee protecting it in the case of a flood event from the Little Choconut Creek and the Susquehanna River. The site has clear views to the businesses along NYS Route 17C to the north, the NYS Route 201 southbound ramp to the east, and the power plant to the south.

The flood analysis for the site determined that creating an elevated development pad is the most cost-effective approach to "flood-proofing" it from future flood events. Without this type of method, redevelopment of the site will not occur and the site will remain in its current underutilized state.

The redevelopment scenarios include plans for an approximately 12-acre development pad that will create a buildable area that is elevated eight (8) feet above the current ground level. No proposed buildings within the scenarios are above four (4) stories tall. There are no State listed aesthetic resources in the Project area.

One of the primary issues with elevating the Project site is lighting and the effects it will have on the surrounding neighborhoods, particularly the residences to the western side along Avon Street. Because of this, the development scenarios will use dark sky and cut off lighting. The vegetative buffers will be preserved and additional vegetation, mainly in the form of trees, will be planted. The proposed structures will use non-specular materials, in order to avoid unnecessary reflections or shines.

D. Hazardous Materials

The Project site is currently listed as a Class 02 NYSDEC Inactive Hazardous Waste Disposal Site (U.S. Air Force Plant No. 59, Site Code# 704020)² related to historical soil, groundwater, and soil gas contamination. The U.S. Air Force Civil Engineer Center (AFCEC) is identified as the Responsible Party for the site contamination, with a Record of Decision (ROD) being finalized by both the state and federal government.

The site has undergone remediation of onsite contaminants. The following deed restrictions resulting from environmental contamination have been established in the Quitclaim Deed transferring ownership of the site from The United States of America to The Broome County IDA/LDC (The Agency), recorded March 1, 2018, in Book 2550, Page 486 of the Broome County land records:

1. Groundwater-Related Use Restrictions: This covenant restricts the practice of groundwater extraction for any use across the entire Site, as well as the injection or infiltration of water or other fluids into the groundwater (excepting normal precipitation run-off and watering to support vegetative cover and landscaping), without written consent from the NYSDEC. Notably, a plan pre-approved by the NYSDEC must be in place prior to any construction de-watering activities in which groundwater will be pumped, handled, or otherwise moved out of the ground for construction purposes.
2. Groundwater Monitoring and Access: The AFCEC reserves the right to access the Site for groundwater monitoring purposes, and/or for additional remedial investigations. The current or future owners of the Site must not disturb, move, damage, mar, tamper with, interfere with, obstruct, or impede the integrity of any groundwater monitoring wells, treatment facilities and systems, and related piping used in the environmental remediation and restoration, either currently existing or if installed in the future.
3. Additional Remedial Investigations: The AFCEC acknowledges that it is responsible for any additional remedial action found necessary on the Site, except for additional remedial action that is required to facilitate the use of the Site for uses and activities prohibited by the deed restrictions, or for uses and activities prohibited by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA/Superfund) decision documents, including documents to meet the criteria for No Further Action as defined by the NYSDEC.
4. Lead-Based Paint and Asbestos Containing Materials: The current and future owners of the Site are cautioned that lead-based paint (LBP) and/or asbestos containing material (ACM) may be present in onsite soils that have previously been undiscovered. Additional requirements related to responsibility and notifications are defined in the deed.

Due to the history of contamination and the deed restrictions onsite, the redevelopment scenarios look to bring in fill to raise structures and amenities above the current ground level. This will allow for development to occur without conflicting with monitoring sites. It also insures that new residents and uses are not in contact with remediated areas.

² <https://www.dec.ny.gov/chemical/8663.html>

The Broome County IDA/LDC (The Agency), in conjunction with the United States Air Force, will be responsible for implementing, maintaining, and monitoring the remedial action as required by NYSDEC. The property owner will be responsible for the following:

1. Establishing an environmental easement with the NYSDEC.
2. All soil cover associated with the selected remedy, including the placement of the soil cover as well as soil cover inspections and maintenance as required by the NYSDEC, and notifying the Air Force regarding proposed construction at the site.
3. Installation and operation of any soil vapor response action systems that ultimately may be required in the future.
4. Annual site inspections, which will include site soil LUC inspections, soil cover inspections, and soil vapor response action system inspections.
5. Periodic review reports as required by the NYSDEC; the reports will be required annually until otherwise agreed to by the NYDEC.

The United States Air Force is will be responsible for the following:

1. All groundwater monitoring and reporting.
2. Groundwater LUC inspections and reporting.
3. Soil vapor sampling and investigations in advance of any new building construction; soil vapor response action would be responsibility of the site owner.
4. Five-year reviews.

V. SUMMARY DOCUMENT CONCLUSIONS AND FINDINGS

The primary areas of importance that impact the Project are traffic and transportation, and flooding. The other areas of importance accessed in the DGEIS were found to have little to no impact the site.

Traffic impacts due to the redevelopment include an entrance on NYS Route 17C, and an increase in the volume of vehicles entering and exiting the site. These impacts do not have an effect as they are in line with the projected growth in traffic in the area from surrounding development.

Flooding is a concern as the site is located in the floodplain and had previously been impacted by large scale flooding events resulting in the buildings onsite to be demolished, as they were no longer suitable for use. These impacts will have a minimal effect as it is proposed that the site is proposed be raised above the base flood elevation. The possibility that the development is impacted by flooding is not eliminated by this action. It is reduced as the raising of the site protects it from a 100 year (base flood) storm event, but not from a 100 year plus storm event as these storm events have a lesser chance of occurrence.

The Project is expected to result in positive growth in the community. The proposed redevelopment scenarios will increase employment opportunities long term in the commercial and hospitality sectors, and in the short term via site construction. The scenarios include new commercial services in addition to the existing ones located across from the site on NYS Route 17C. The redevelopment scenarios include new residences, increasing the population and creating new patrons for the proposed and existing commercial uses. The redevelopment of the site is in line with other development occurring throughout the Town, Village and region.