

**POSITIVE DECLARATION, AVAILABILITY OF DRAFT SCOPE
AND PUBLIC SCOPING SESSION**

This notice is provided pursuant to the State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law and the regulations adopted thereunder at 6 NYCRR Part 617.

The Onondaga County Industrial Development Agency (OCIDA), as Lead Agency, has determined that the proposed development of a business park known as White Pine Science & Technology Park may have a significant adverse impact on the environment and a Draft Environmental Impact Statement (EIS) must be prepared. A copy of the draft scoping document and SEQRA Positive Declaration, and the Environmental Assessment Form, may be viewed on OCIDA's webpage: <https://www.ongoved.com/ocida/project-documents/>. Paper copies of these documents may also be viewed at the offices of OCIDA during normal business hours by appointment by using the email address below.

A public scoping meeting will be held on Thursday, April 30, 2026 from 6 - 8 p.m. pursuant to 6 NYCRR Part 617 to gather unsworn, public comment on the draft scoping document and proposed content of the Draft EIS. The meeting will take place at the Town of Clay, Town Hall, 4401 NYS Route 31, Clay, NY, 13041. All persons, organizations, corporations, or government agencies which may be affected by the proposed project are invited to attend the meeting and to submit oral or written comments.

Lengthy statements should be in writing and summarized for oral presentation. Reasonable time limits may be set for each speaker to afford everyone an opportunity to be heard. Equal weight will be given to both oral and written statements. The scoping meeting will have simultaneous Spanish and American Sign Language interpretation. Requests for additional language translation services or special needs assistance, at no charge for either service, please contact OCIDA by 5:00 p.m. five business days prior to the public scoping meeting, using the contact information listed below.

Written comments on the draft scoping document will be accepted by OCIDA and must be submitted by mail or e-mail to the contact listed below by May 15, 2026. Written comments should be limited in content to comments on potential significant adverse impacts that should be addressed in the Draft EIS. General opposition to the proposal cannot be accommodated within the scoping document or the Draft EIS.

The Proposed Action is the development of the White Pine Science & Technology Park (Park) located in the southeast corner of the intersection of NYS Route 31 and Caughdenoy Road. in the Town of Clay, Onondaga County, New York. OCIDA currently owns the approximately 104± acre Park comprised of the following six tax parcels: 064.-01-06.1, 064.-01006.2, 064.-010-7.2, 064.01-07.3, 064.-01-09.1, 064.-01-09.2. The Park will be capable of supporting a mix of industrial and/or commercial uses that may include industrial-related office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities, including companies that could support the adjacent Micron New York Semiconductor Manufacturing LLC semiconductor manufacturing facility. The Project may include utility improvements, including expansion of infrastructure both offsite and within the Park to support the Project. The Project may also include the acquisition of property through voluntary agreements or through condemnation under New York State Eminent Domain Procedure Law.

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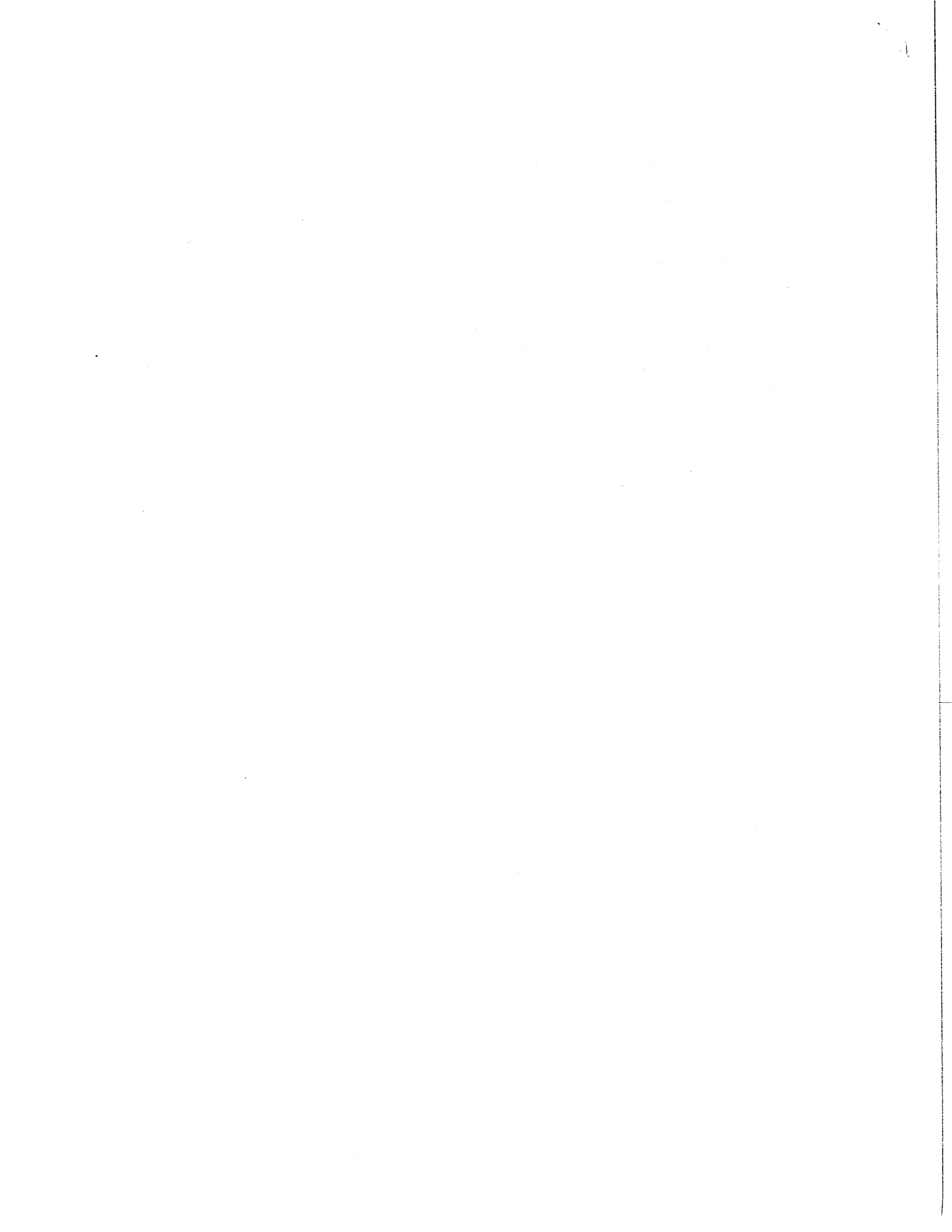
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**Draft Scope for the Preparation of a
Generic Environmental Impact Statement**

**White Pine Science and Technology Park
Town of Clay, Onondaga County, New York**

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Date: April 9, 2026

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INTRODUCTION

This document is the Draft Scope for the proposed Draft Generic Environmental Impact Statement (DGEIS) for the White Pine Science and Technology Park (Park) project. It was prepared pursuant to Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 617.8 and provides: (1) a brief description of the proposed action; (2) a summary of the New York State Environmental Quality Review Act (SEQRA) process; (3) an identification of potentially significant adverse impacts from the full Environmental Assessment Form (FEAF) and consultation with Federal, State, and local agencies; (4) the extent and quality of information needed to adequately address each impact; (5) an initial identification of mitigation measures; and (6) the reasonable alternatives to be considered.

Project Description

Onondaga County Industrial Development Agency (OCIDA) as Project Sponsor proposes to undertake master-planning for the development of its White Pine Science and Technology Park property located in the southeastern corner of New York State Route 31 and Caughdenoy Road in the Town of Clay, County of Onondaga, New York. The Park is envisioned to accommodate a mix of industrial and commercial uses that may include office, research, manufacturing, assembly, data processing, warehousing, high-tech materials/equipment and distribution facilities, as well as tier one supply chain companies that could support the Micron Semiconductor Manufacturing Facility (located in the adjacent White Pine Commerce Park), in a campus environment at the approximately 104± acres Park property (Project). The Park is currently zoned as Residential/Agricultural (RA-100) and Highway Commercial (HC-1).

The Park is highly suitable for industrial and commercial uses due to its proximity to ample electric power at the National Grid Clay substation west of Caughdenoy Road and CSX rail access. The Park can be readily connected to nearby utilities including water, sewer, electric, fiber optic, telephone, and natural gas.

Industrial and commercial facilities at the Park are proposed to be located in six development areas, encompassing ten (10) proposed buildings. The proposed development areas would range from 8 to 25 acres. These development areas are considered the most suitable from a development perspective due to favorable access, topography and other considerations including avoidance of wetlands and environmentally sensitive features. An application to the Town of Clay for rezoning to I-2 Industrial will be necessary to accommodate industrial and commercial uses at the Park.

The Project site will require additional infrastructure to support industrial and commercial development. Improvements along Caughdenoy Road and at the NYS Route 31/Caughdenoy Road intersection are necessary and will be determined in consultation with New York State Department of Transportation (DOT) and Onondaga County DOT. Separate from the Project, Onondaga County is undertaking an expansion of its Oak Orchard Wastewater Treatment Plant (OOWWTP) service territory and is currently constructing the new White Pine Pump Station at the southeast

corner of Route 31 and Caughdenoy Road. Sanitary sewer collection infrastructure will be needed within the Park to connect to the White Pine Pump Station to provide service to future tenants.. Specific sewer infrastructure requirements for Park tenants will be determined in consultation with Onondaga County Department of Water Environment Protection (OCDWEP) and other stakeholder agencies. Additional electric and gas utility upgrades may also be required,

The “Project site” is defined as any location where project facilities and infrastructure will or might be constructed. This includes OCIDA’s 104± acre Park property and adjoining routes, rights-of-way and areas needed to support Project related infrastructure and improvements. “Off-site” is defined as any portion of the study area and areas of potential impacts not on or encompassed by the Project site.

Until a prospective tenant or tenants are known, it is assumed that the Park could be developed in several phases and by one or more industries. The full build-out scenario includes a conceptual site layout of buildings, parking, internal roadways, stormwater management areas and ancillary industrial and commercial facilities. The proposed development scenario at full build-out could accommodate a combined total of approximately 540,000 square feet (SF) of commercial/industrial space, additional supporting structures, with various building sizes and heights permissible under Town zoning to support specific development needs. For purposes of the Draft Scope and subsequent Draft GEIS, it is assumed that the largest proposed building will be no higher than the predominant building structures at the White Pine Commerce Park located on Route 31.

These uses and sizes are assumed for the full buildout scenario for purposes of evaluation in the DGEIS.

Summary of the SEQRA Process

On March 5, 2026, OCIDA initiated the SEQRA process pursuant to 6 NYCRR Part 617 (New York Environmental Conservation Law §§8-0101 et seq.) by declaring its intent to serve as Lead Agency for purposes of coordinated review of the Project and declaring the Project to be a Type I action. Also on March 5, 2026, OCIDA circulated a notice of intent to serve as Lead Agency to involved agencies, along with the completed Part 1 of the FEAF. No objections to that notice were received during the 30-day period commencing on that date.

Lead Agency

As Lead Agency, OCIDA is responsible under SEQRA for conducting a coordinated environmental review of the Project among all involved agencies and for preparing a DGEIS. Subsequent to the DGEIS, a Final GEIS will be prepared followed by a SEQRA Findings Statement(s) from OCIDA and Involved Agencies. The Final GEIS and OCIDA’s Findings Statement will identify the conditions, criteria, or thresholds to guide future site-specific actions that may be undertaken.

Classification of Action

Based on the information contained in the complete FEAF, the Project is considered a Type I Action under SEQRA, primarily because the development of the Park and construction of infrastructure will cover a relatively large geographic area and exceed the ten-acre threshold for Type I actions.

Determination of Significance

As lead agency, OCIDA completed Part 2 of the FEAF. OCIDA found that one or more adverse environmental impacts of the Project may be significant. Therefore, on April 9, 2026, OCIDA prepared a positive declaration for the Project.

Public Comment Period and Community Meeting

This Draft Scope is available for agency and public review and comment.

The comment period for scoping extends from April 9, 2026 to May 15, 2026. During this period, OCIDA will hold a public scoping meeting on April 30, 2026 from 6:00 p.m. to 8:00 p.m. at the Town of Clay, Town Hall, 4401 NYS Route 31, Clay, NY, 13041, to obtain input from the public.

The scoping meeting will have simultaneous Spanish and American Sign Language interpretation. For additional language translation services or special needs assistance, please contact OCIDA five (5) business days prior to the meeting at: (315) 453-3770 or email: WPSTP@ongov.net

OCIDA is providing notice of availability of the Draft Scope and comment period and public meeting in a newspaper of general circulation and on OCIDA's website. Notice will also be provided in the Environmental Notice Bulletin.

How to Comment

Comments may be provided at any point during the scoping period through:

- Registering to speak at the public scoping meeting;
- Emailing written comments to WPSTP@ongov.net; or
- Mailing written comments to Attn: White Pine Science and Technology Park Project, Office of Economic Development, Onondaga County, 335 Montgomery Street, Floor 2M, Syracuse, NY 13202

All timely substantive comments received, no matter their format, will be considered equally.

How Comments Will be Used

After the end of the comment period on May 15, 2026, OCIDA will collect, review, and summarize the comments received and prepare a final SEQRA Scope. The comments received during the scoping period will be considered by OCIDA to define the final scope of the DGEIS and inform the related technical analyses and environmental resources to be evaluated in the DGEIS.

Once approved, OCIDA will publicly notice and distribute the final SEQRA Scope. This will then be used to prepare the DGEIS.

Scoping Document for the DGEIS

This Draft Scope identifies potential issues and anticipated impacts proposed to be addressed in the DGEIS to be prepared by OCIDA for the Project. One of the principal purposes of the scoping process is to have the Lead Agency (OCIDA), Involved Agencies and the public identify those impacts thought to be significant and, therefore, needing discussion and analysis in the DGEIS. Scoping can also identify topics that may be considered irrelevant or insignificant and not necessary for inclusion in the DGEIS. This Draft Scope has been prepared consistent with regulations implementing SEQRA.

The DGEIS is intended to determine whether the Project will cause any significant adverse environmental impacts and identify possible mitigation measures that will be implemented to avoid, minimize or reduce those impacts on the environment. Under SEQRA, a DGEIS can be prepared in place of a more conventional site-specific EIS when a proposed action is at a conceptual stage of development and timing or project design is uncertain, thus making the identification or extent of certain specific impacts impractical. A “generic” EIS is less specific than a conventional EIS and can be based on conceptual information until more detailed information on tenants, uses and design become known. The Generic EIS may present and analyze, in general terms, a few hypothetical scenarios that are likely to occur. It is appropriate to conduct an environmental review of the Project as a Generic EIS because the Project’s development scenario offers a reasonable prediction of anticipated development while preserving flexibility to accommodate various industrial uses, buildings and facilities, scale of development and site design. It also allows OCIDA to evaluate the potential environmental impacts of full build out of the Park at the outset rather than on a project by project basis and, where available, consider expected details of anticipated future development of the Park.

The DGEIS will follow the same SEQRA procedures as a conventional EIS. Unlike a conventional EIS, the DGEIS may place greater emphasis on cumulative, secondary, long-term and growth-inducing impacts of the Project. The DGEIS will identify baseline environmental conditions that may be affected by the Project, for example, along the route of any utility infrastructure. The DGEIS will also establish, to the extent practicable, impact thresholds beyond which additional environmental review will be pursued.

For SEQRA purposes, this Draft Scope and the DGEIS assume the maximum build-out potential for the Park as the basis for determining impacts and mitigation requirements. Future actions that fall within the range of impact evaluated in the DGEIS are not expected to require further SEQRA review. By identifying baseline environmental conditions and impact thresholds, the GEIS process may facilitate development of the Project by allowing for quicker approval of future actions associated with development of the Park that are consistent with the GEIS and SEQRA Findings. Future actions that exceed impact thresholds will be addressed through a supplemental environmental review that focuses only on those impacts not adequately addressed in the original GEIS.

Anticipated Contents of the DGEIS

The DGEIS will discuss the Project in terms of a “Project site” and a “study area(s)”. The Project site will be those locations where Project facilities (e.g., buildings, roadways, utility lines) are to be located. The Project site will include the location of proposed sewer infrastructure and other project-related development supporting the Project. For SEQRA purposes, the study area(s) encompasses the Project site and offsite areas where environmental impacts will be studied. Each resource area has a specific study area as detailed herein.

The DGEIS will be formatted consistent with the requirements of SEQRA and the New York State Department of Environmental Conservation (NYSDEC) regulations implementing SEQRA. It will contain a Cover Sheet, Table of Contents and an Executive Summary. Technical information will be summarized in several chapters utilizing tables, graphs and maps as appropriate. Technical studies and collected field data will be provided as appendices. Specifically, the DGEIS will include the following sections:

EXECUTIVE SUMMARY

The executive summary will provide a brief summary of the contents of the DGEIS, including, but not limited to, a brief description of the Project, the Project’s purpose and need, alternatives to the Project, and a listing of potential significant adverse environmental impacts and proposed mitigation measures.

1.0 INTRODUCTION AND PROJECT DESCRIPTION

The primary purpose of the Project is to prepare the Park for commercial and industrial uses. The first section of the DGEIS will introduce the Project and why developing the Park is needed as a regional economic development initiative. This section will provide a detailed Project description and conceptual layout of the Park, citing various aspects of the Project that require environmental review. Involved and interested agencies that are part of the SEQRA review process will be identified. Each agency’s role and possible permitting and approval authority will be discussed.

Section 1 will contain information outlined below supplemented with maps, plans and other graphics as appropriate:

- 1.1 Project Background
 - 1.1.1 Project Description
 - 1.1.2 Project Overview and History
 - 1.1.3 Project Purpose and Need
 - 1.1.4 Project Location and Setting
 - 1.1.5 Proposed Development
 - 1.1.6 Permitting and SEQRA Process
- 1.2 The SEQRA Process & Future SEQRA Actions
 - 1.2.1 State Environmental Quality Review Act
 - 1.2.2 Relevant Prior SEQRA Reviews

1.2.3 Chronology of Current SEQRA Process

2.0 ALTERNATIVES

The DGEIS will describe the purpose and need for the Project and include a description and evaluation of a range of reasonable alternatives to the Project and how each meets the overall Project's purpose and need. Specifically, alternatives to be considered will include the "no action" alternative, along with an evaluation of alternate Project layouts, or alternate Project scale/extent to either reduce or eliminate potential impacts. Each alternative discussed will summarize both beneficial and adverse effects on the environment that may result from that alternative.

The DGEIS will not consider alternative site locations given that the Project is defined to include potential tier-one supply chain companies that could support the Micron Semiconductor Manufacturing Facility and which must be located within very close proximity to the semiconductor manufacturing facility.

Section 2 will follow the general outline below in addressing these topics:

- 2.1 Alternative 1: The No-Action Alternative
- 2.2 Alternative 2: Reduced Size Park
- 2.3 Alternative 3: Alternate Project Layouts

3.0 ENVIRONMENTAL SETTING

Section 3, Environmental Setting, will include detailed discussions of existing, or baseline environmental conditions in the Project site for the various topics being evaluated that are identified below. Existing conditions will be described in sufficient detail so that an accurate picture of current conditions can be compared to conditions anticipated to result in the future with or without the Project. This section will rely on available information sources and previous studies conducted by OCIDA and others, supplemented as appropriate by new data collection. Information will be supplemented with tables, graphs, photos and maps to illustrate existing conditions at the Project site and, where applicable, in the study areas. Citations for existing sources of information will be provided and all references will be identified. Information will be discussed according to the Section 3 outline below:

3.1 Land Use, Zoning and Public Policy

The DGEIS will assess the Project location in relation to existing land uses and community character for both the Project site and the adjacent properties. This analysis will also identify reasonably foreseeable development projects (projects known or likely to be built within the time horizon of the Project in the study area) based on information obtained from the Town of Clay and Onondaga County. Parcel-based GIS maps depicting various land use categories within approximately 1 mile of the Project site will be provided. Current Town of Clay zoning will be described. The Town's present zoning map will be provided. Bulk and land use regulations under relevant zoning districts will be described. This section will also summarize recent land use planning initiatives undertaken by the Town of Clay

and Onondaga County as well by the Syracuse Metropolitan Transportation Council (SMTC). These initiatives may include the SMTC 2050 Long Range Transportation Plan, Onondaga County Comprehensive Plan, Onondaga County Sustainable Development Plan, Onondaga County Climate Action Plan, Town of Clay Comprehensive Plan, and Town of Clay Northern Land Use Study. Any applicable initiatives will be summarized in terms of overall land use goals and objectives for the Project site and relevance to the Project. Discussion of state law with respect to eminent domain will also be provided.

3.2 Geology, Soils, and Topography

The geology, soils and topography section will discuss the natural surface and subsurface features present on the Project site. Much of this information will be obtained from documented sources including maps, reports and earlier subsurface exploration studies completed for the study area. Geology and soils information will be obtained from the Onondaga County Soil Survey, the United States Department of Agriculture's Natural Resources Conservation Service and any reported geotechnical studies previously conducted in the Project site. A survey map providing boundaries, spot elevations, contours and other pertinent site features, both natural and man-made, including adjacent utility locations will be included. The survey map is a basis for preparing alternative development scenarios.

3.3 Water Resources

The DGEIS will provide an assessment of surface water and groundwater resources within and adjacent to the Project site, including Project site field delineated wetlands and streams, along with their state and federal classifications and existing uses. Groundwater levels will also be informed from geotechnical investigations. Named streams and rivers within or adjacent to the Project site will be identified and assessed. The extent and quality of wetlands will be summarized. A Wetland Delineation Report will be included as an Appendix to the DGEIS. The Project's location with respect to any floodplains as well as a description of the existing drainage patterns on the Project site and associated receiving waterbodies will be provided.

3.4 Biological Resources

The DGEIS will describe the dominant ecological communities, plant species, wildlife species (including aquatic), and available habitat within the Project site. The description of existing conditions will be based on site investigations and publicly available sources. The DGEIS will document and map the vegetation communities within the Project site, as identified through review/interpretation of aerial imagery and field verification.

Field studies will identify existing plant species that are invasive, non-native, or both invasive and non-native. In addition, any known occurrences of threatened or endangered species will be identified and associated information resulting from consultations with the

New York Natural Heritage Program (NHP) and the U.S. Fish & Wildlife Service (USFWS) will be provided. Summaries of field studies will be included as an appendix to the DGEIS.

3.5 Historic and Cultural Resources

The DGEIS will address cultural resources within and adjacent to the Project site, such as above-ground historic resources and archaeological sites. The assessment will include an inventory of known cultural resources, including sites, structures, and districts of significant historic and/or archaeological value. This inventory will be compiled through review of existing documentation, such as the State and National Registers of Historic Places, NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource Information System (CRIS) database, local historic preservation records, and previous cultural resources surveys conducted in the area. Relevant documentation will either be referenced or included as an appendix to the DGEIS.

3.6 Air Quality

The DGEIS will describe the regional climate and existing air quality status in the vicinity of the Project site based on publicly available data. Existing air quality in the Project site will be compared to State and National air quality standards. Existing sources of air emissions in the study area, due primarily to the adjacent approved Micron Semiconductor Manufacturing Facility and vehicular traffic, will be discussed.

3.7 Greenhouse Gas Emissions, Climate Change and Climate Resiliency

The DGEIS will describe the current landscape of greenhouse gas regulation by international, federal and state governments, including a discussion of the New York Climate Leadership and Community Protection Act (CLCPA). It will also describe current statewide greenhouse gas emissions in New York State and current climate conditions.

3.8 Solid Waste, Hazardous Waste, and Hazardous Materials

The DGEIS will include a review of historical land uses at the Project site to identify potential sources of contamination, such as chemical storage areas, former industrial sites or waste disposal locations. A Phase I Environmental Site Assessment (ESA) will be conducted and summarized, detailing any recognized environmental conditions. Based on the Phase I findings, the need for Phase II ESA investigations will be addressed and the findings discussed. The DGEIS will also describe existing solid and hazardous waste facilities in the study area(s), including current capacity limits and service areas. The Phase I ESA(s) will be appended to the DGEIS.

3.9 Human Health and Safety

The DGEIS will identify potentially sensitive receptors adjacent to the Project site that may be affected by construction and/or operations of the Park. It will also identify past environmental spills of petroleum or chemicals at or adjacent to the Project site that may have the potential to impact human health since contaminated soils could be disturbed during site construction. Relevant and available spill information will be appended to the DGEIS.

3.10 Utilities

Utilities that exist in the vicinity of the Project site will be described and mapped. Utilities will be discussed in terms of their appropriateness for commercial and industrial uses and corresponding capacities to support large-scale industrial and commercial uses at the Park. Information will be collected from service providers regarding water supply infrastructure, electrical capacity, natural gas service, telecommunications and fiber optic infrastructure, and available sanitary/wastewater treatment and sewer service in the Project site and surrounding area.

3.11 Transportation and Traffic

The transportation section will include discussion of existing traffic conditions along the NYS Route 31 corridor near the Project site and at intersections in adjoining areas of the Town of Clay from review and summary of previously prepared reports, studies and datasets within the surrounding area. This subsection will also briefly describe the existing pedestrian environment as well as other modes of transportation available in the area through review of previously prepared studies and data. NYS Route 31 is part of a designated bike route through the area. The CSX rail line will also be discussed. The DGEIS will describe proposed site driveways, internal circulation roadways, and parking facilities designed to accommodate peak employee demand and on-going construction activity. All relevant and relied upon previously prepared traffic reports, studies and datasets will be provided as appendices to the DGEIS.

3.12 Noise and Vibration

Ambient noise levels in the Project site will be described qualitatively based on existing land uses in the area and their potential for contributing to the existing noise environment. The noise discussion will be based on NYSDEC technical guidance documents and local law. Potentially sensitive noise receptors will be identified according to their existing locations, distances from the Project site and reasons why receptor locations are considered sensitive. This subsection will also include a discussion of applicable state and local laws regulating noise and vibrations for the Project site.

3.13 Visual Effects and Community Character

Community character will describe in text and graphic format the existing rural/suburban character of the Project site and its surroundings. The visual environment of the Project site and surrounding study areas will be described in terms of sensitive receptors and existing visual characteristics. Existing visual resources known to be important to the community will be identified. Existing land uses that contribute to the character of the area will also be identified and discussed relative to their visual value. Photographs of strategic views to and from the Project site will be incorporated into the DGEIS to facilitate the description of existing visual quality and resources at the Project site and surrounding.

3.14 Community Facilities, Open Space and Recreation

The DGEIS will provide a description of community services, including police, fire, emergency medical services, solid waste facilities and schools that service the Project site.. It will also describe and map existing parks and recreational resources within the surrounding area, including walking paths and trails, using information made available by the State/County/Town parks agencies. The assessment will include a discussion of any planned changes to existing parks and recreational resources, and/or development of new parks and recreational resources planned to occur in the future.

3.15 Socioeconomic Conditions

Socioeconomic data on existing populations in the area surrounding the Project site will be provided as well as information on population trends and anticipated growth. Information will be summarized from various local and regional land use and socioeconomic studies and the most current U.S. Census, as well as provide a discussion of state law with respect to the use of eminent domain.

3.16 Environmental Justice

The DGEIS will provide a discussion of all applicable state laws, regulations and policies that require a review of the environmental justice impacts to areas designated as Potential Environmental Justice Areas (PEJA) and disadvantaged communities (DAC), as defined in ECL § 75-0101(5). This subsection will further identify any relevant census block groups within the area surrounding the Project site identified as PEJAs as well as areas identified as DACs.

4.0 POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION

Section 4 will identify potential Project impacts on the environment. Information will be presented in similar order according to the same resource topics addressed in Section 3. Impacts will be discussed in terms of the likelihood of their occurrence, the geographic extent of their occurrence and anticipated significance. Impacts will also be discussed in terms of short-term and long-term implications with the focus on identifying and discussing potentially significant adverse environmental impacts that will require mitigation. Impacts that are considered minor and not significant will be briefly discussed.

The type and degree of Project related impacts will be determined through specific research and the analysis of data and other information provided in Section 3. The identification of impacts will also be based on discussions with involved and interested agencies and other knowledgeable Project stakeholders. Impacts will be identified from determining project consistency with applicable local, regional, state and federal regulations and what may be considered acceptable impact limits and thresholds. Section 4 will address reasonable mitigation measures to reduce or minimize potentially adverse impacts if avoidance is not practicable.

For purposes of defining the study area to be assessed for each potential Project impact, the total area of the Park, currently comprised of six (6) tax parcels owned by OCIDA, is 104.4-acres. This is equivalent to 0.163 square mile, and will be the minimum study area size for impact analysis.

The text of Section 4 will be supplemented with maps, graphics, agency correspondence and agency data/analyses, reference to and/or summary of any previously prepared (and relevant) studies, and newly prepared support studies for the Project, as necessary, to convey the required information. Information will be discussed according to the Section 4 outline below:

4.1 Land Use, Zoning and Public Policy

The DGEIS will describe consistency of the Project with current local and regional and use plans, state and local laws, zoning and development patterns in the study area. As noted previously the Project is located in Residential/Agricultural (RA-100) and Highway Commercial (HC-1) zoning districts that do not permit the types of industrial and commercial uses being considered for the Park. As the Project is not presently consistent with local zoning, the DGEIS will discuss various options for compliance and proposed need for the potential use of eminent domain.

Measures to avoid or minimize significant adverse effects will be identified and described. Mitigation measures will be identified and described, as needed for significant adverse impacts.

A 1-mile study area will be evaluated.

4.2 Geology, Soils, and Topography

The DGEIS will assess potential impacts to geology, soils and topography that could result from vegetation clearing, excavation and grading for construction, building foundations, site restoration, stormwater management and landscaping. Topographical concerns include changes in slope and cover type during or after Project implementation that could alter drainage patterns and potentially increase runoff. The DGEIS will evaluate soil characteristics that may cause or contribute to erosion. Subsurface and bedrock conditions will also be evaluated and how they relate to potential development of the Project site will be discussed based in part on past geotechnical investigations conducted in the Project site.

Measures to minimize or avoid significant adverse impacts by future tenant(s) will be discussed including the need for stormwater management and sedimentation and erosion

control during and post-construction. Soil conservation, stockpiling, re-vegetation and other best management practices to control soil erosion and sedimentation, maintaining water quality in streams and wetlands, and protection methods for vegetation and natural habitats will be addressed. In addition, mitigation measures for significant adverse impacts will be discussed.

The study area will be the Project site.

4.3 Water Resources

The DGEIS will assess potential impacts on surface and ground-water resources and evaluate how Project activities (including anticipated utility connections) might affect water quality, flow patterns, and wetland functionality. The DGEIS will identify the need for any Article 24 Freshwater Wetlands Permits, Article 15 Stream Disturbance Permits, or approvals required under Sections 401 and 404 of the Clean Water Act.

To address potential adverse impacts, the DGEIS will identify appropriate methods to avoid, minimize, and/or mitigate effects on surface water resources. This will include the development of conceptual stormwater management practices anticipated to meet NYSDEC State Pollution Discharge Elimination System (SPDES) requirements. These mitigation measures and strategies will be developed based on existing maps, reports, and studies, as well as wetland/stream delineations and conceptual stormwater management practice design prepared specifically for the DGEIS.

The DGEIS will describe efforts to avoid or minimize the extent of adverse impacts to wetlands by considering alternatives. Mitigation measures for the projected loss of any wetlands will be reached in consultation with the NYSDEC and the U.S. Army Corps of Engineers.

The Project site and relevant adjacent areas will be evaluated.

4.4 Biological Resources

The DGEIS will identify and evaluate potential ecological impacts associated with the Project. This analysis will include anticipated changes to existing vegetation communities and wildlife habitats and potential effects on any identified rare, threatened, or endangered species. The assessment will also consider potential increases in invasive species due to site disturbance.

The DGEIS will describe proposed measures to avoid and minimize impacts to ecological resources and rare, threatened, or endangered species as well as mitigation measures for any significant adverse impacts. This subsection will outline strategies to preserve or enhance existing habitats where possible, and measures to protect any identified sensitive species or habitats. It will also outline measures for invasive species management.

The Project site will be the study area.

4.5 Historic & Cultural Resources

The DGEIS will evaluate potential impacts of the Project on cultural archeological resources identified in Section 3.5. Impacts to cultural and archeological resources will be determined in consultation with the NYS OPRHP under the New York State Historic Preservation Act. Particular emphasis will be on potential effects on resources listed on or eligible for inclusion on the State and National Register of Historic Places. The results of a Phase IA archeological resource investigation of the Project site, including any utility infrastructure line and sewer line routes, will be provided in the DGEIS in compliance with NYS OPRHP requirements. If significant adverse impacts are identified, appropriate mitigation will be discussed. Mitigation may include resource avoidance, documentation and/or removal.

The DGEIS will also outline Native American consultation to be carried out pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980, Section 106 of the National Historic Preservation Act of 1966 and 36CFR800, as well as guidance under DEC Policy CP-42/Contact, Cooperation and Consultation with Indian Nations, where required and appropriate.

The study area will be the area within ¼ mile of the Project site.

4.6 Air Quality

Impacts on air quality will depend on the types of industrial and commercial uses and emissions generated by tenants at the Park. The DGEIS will provide a general assessment of the air emissions, including odor and fugitive dust, that could be generated from potential Park tenants. This assessment will include potential impacts from potential mobile, including construction vehicles, and stationary sources. Avoidance and minimization measures will be assessed as will mitigation measures for any significant adverse environmental impacts. It is assumed that future tenants will need to go through specific state and federal air quality permit processes as necessary.

A 1/2mile study area will be evaluated.

4.7 Greenhouse Gas Emissions, Climate Change and Climate Resiliency

Impacts on climate change and climate resiliency will depend on the types of industrial and commercial uses and emissions generated by tenants at the Park. The DGEIS will provide an assessment of potential greenhouse gas emissions from development of the Park. It is assumed that future tenants will be required to complete a CLCPA analysis for approval by the NYSDEC. The DGEIS will include discussion of proposed proactive avoidance and minimization measures for tenants, such as process improvements, energy efficiency goals

and air emission controls. In addition, mitigation measures for significant adverse impacts will be discussed. Further, the DGEIS will assess future flooding and storm-surge risks that may increase.

A 1/2 mile study area will be evaluated.

4.8 Solid Waste, Hazardous Waste, and Hazardous Materials

The DGEIS will evaluate potential impacts associated with the disturbance of contaminated soils or groundwater during construction, the introduction of new hazardous materials as part of the Project's potential operations, and the potential for accidental releases or spills. Possible mitigation measures will be proposed such as methods to reduce the generation of hazardous waste. The DGEIS will also recognize applicable federal and/or state regulatory compliance requirements (e.g., 6 NYCRR Part 370-373). It is assumed that future tenants will need to comply with all relevant local, state and federal laws and regulations, including for obtaining permits for bulk storage, maintenances of plans and records, and proper handling, storage and disposal of hazardous materials and waste.

The DGEIS will also discuss impacts associated with increased demand of existing solid and hazardous waste facilities as a result of development and operations at the Project site. This analysis will be based on publicly available data and correspondence/interviews with officials from existing service providers, as well as previously conducted studies of the Project area. Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures for significant adverse impacts will be discussed.

Regional capacity for solid waste will be evaluated. Hazardous materials and hazardous waste will be evaluated on a site specific basis.

4.9 Human Health and Safety

The DGEIS will discuss potential direct or indirect human health effects of the Project considering certain nearby sensitive receptors, the potential to disturb contaminated soils, and potential waste generation of the Project. Human health impacts of potential waste generation of the Project and off-site improvements will be discussed in Section 4.8.

Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures for significant adverse impacts will be discussed.

Project site specific impacts will be evaluated.

4.10 Utilities

Potential impacts to be evaluated include those from the projected energy usage, wastewater and water demands at full buildout of the Park. This review of impacts to utilities will include effects on local power generation and transmission systems, effects on wastewater, and potable water infrastructure, and impacts from any necessary expansions

to those utility systems. Impacts on telecommunications, including necessary improvements, will also be evaluated. The DGEIS will provide verification from personal communications or other documentation from service providers as to the ability of existing utilities to support site development. Utility service thresholds or limits on capacities will be identified based upon information from providers and previously prepared studies within the Project area.

Potential avoidance and minimization measures will be identified and described, as needed. In addition, mitigation measures for significant adverse impacts will be discussed.

Capacities for electricity, water, and wastewater will be evaluated. To the extent utility improvements are needed, limits of disturbance of those improvements will be evaluated.

4.11 Transportation and Traffic

Potential impacts of the Project upon transportation systems and local road networks particularly from increased vehicular traffic along the Route 31 corridor and adjoining intersections will be discussed and analyzed. Impacts to the existing pedestrian environment as well as other modes of transportation, such as public transit, available in the area will also be discussed.

This subsection will include discussion of ways to avoid impacts to the public and potential minimization and mitigation efforts. Mitigation during construction could include delivery staging. Mitigation may also include new traffic signals, turning lanes, improved signage, and access road and intersection improvements adjacent to the Park. Required mitigation will be determined from the traffic analysis being conducted and in consultation with state and local highway departments, which will inform the analysis and proposed mitigation strategies.

The scope of the traffic impact analysis will be coordinated with the NYS DOT and will take into consideration previously planned and on-going traffic improvements within the Project study area.

4.12 Noise and Vibration

Noise and vibration generation from construction and operation of industrial and commercial uses will ultimately depend on future tenants. However, estimations of noise and vibration levels, distances to sensitive receptors and sources of noise and vibrations based on the proposed development scenario will be addressed.

Noise impacts associated with development of the Project site will be considered for both construction and operation of industrial and commercial uses. Impacts will be described for both short-term and long-term periods. Short-term impacts will primarily result from construction activities, while long-term impacts will be associated with the operations at

the Project site. The Project will also be discussed in terms of compliance with current Town of Clay noise and vibration regulations.

Noise- and vibration-related avoidance and minimization measures will be considered and described in the DGEIS. In addition, mitigation measures for significant adverse impacts will be discussed. The mitigation section of the DGEIS will evaluate adherence to town noise regulations and best management practices that could be implemented to minimize/mitigate noise and vibrations.

A 1/2 mile study area will be evaluated for construction and operation of the Project site. Noise impacts from traffic will be consistent with the scope of the traffic impacts analysis

4.13 Visual Effects and Community Character

The visual impacts of the Project and off-site improvements will be described in general terms relative to anticipated changes in visual character and views of the sites once development occurs. Photographic simulations will be prepared to depict the anticipated appearance of the completed Project and off-site improvements. The photographic simulation will also be used to evaluate the changes to the visual landscape considering factors such as scale, geographic extent, and line, form, texture, and color contrast with the existing features in the view.

To address potential adverse impacts to aesthetic resources, the DGEIS will recommend measures to avoid, minimize, or mitigate impacts to visual resources. Mitigation measures for significant adverse environmental impacts will be developed based on the results of the visual assessment. NYSDEC criteria for visual impacts will be used to inform the development of appropriate mitigation strategies, as needed. Avoidance, minimization and mitigation measures may include strategies such as architectural design modifications, landscaping, lighting alternatives or other visual screening techniques.

The DGEIS will also address impacts to community character, as development of the Project site will require rezoning of the site for industrial and commercial uses. Potential mitigation measures will be discussed.

A one-mile study area will be evaluated.

4.14 Community Facilities and Open Spaces and Recreation

The DGEIS will identify how the Project may impact community services, including local public schools, solid waste facilities, local police, fire and emergency service providers, and assess the capabilities of service providers to accommodate increased demand due to the Project. Information provided will include future capabilities based on publicly available data and correspondence/interviews with officials from existing service providers, as well from review of previously prepared studies and reports within the Project area.

The DGEIS will also identify how the Project may impact existing open space and recreational resources within or adjacent to the Project site and assess their abilities to accommodate any changes in demand or access due to the Project. Information provided will be based on publicly available data and correspondence with local parks and recreation departments.

Measures to avoid or minimize adverse effects will be identified and described. Mitigation measures will be identified and described, as needed.

A one-mile study area will be evaluated.

4.15 Socioeconomic Conditions

Changes to socioeconomic conditions and demographics resulting from full build-out of the Project site could have implications on jobs, wages, taxes, property values, housing, and schools. Further impacts to local taxes and municipal finances could result from costs from, for example, potential PILOT agreements or other tax strategies associated with attracting tenants to the Project site.

The DGEIS will provide an economic and fiscal impact analysis for the Project in Onondaga County. This analysis will take into consideration the types of industrial and commercial businesses anticipated to locate at the Park, which may include advanced electronics, test packaging, semiconductor manufacturing supply chain companies, warehouses and life sciences. The analysis will provide a long-term perspective on the Project's economic and financial implications. Economic analyses will be attached as an appendix to the DGEIS.

4.16 Environmental Justice

The DGEIS will not include an environmental justice analysis. Based upon a review of publicly available information, the Park is not located within ½-mile of a DAC nor located in or near a PEJA.

5.0 CUMULATIVE IMPACTS

The DGEIS will evaluate the potential cumulative impacts of the Project along with other known relevant/similar projects developed or proposed within the area of the Project site. This section will be based on a qualitative analysis of potential cumulative impacts and will only involve projects which have advanced to an appropriate level of detail to warrant consideration.

6.0 IMPACTS ON THE USE AND CONSERVATION OF ENERGY

It is beyond the scope of the DGEIS to identify specific energy use and demand that may result from site development because specific industrial tenants, energy requirements and uses are

unknown. Some general energy demand estimates are possible based on the proposed development scenario and previous industrial interest expressed to OCIDA.

This section will discuss ways to implement energy conservation at the Project site that align with New York State's climate and energy goals by encouraging best management practices during its design, construction and operation. The analysis will be conducted in consideration of New York State climate and energy policies, such as the CLCPA, New Efficiency: New York, the New York State Energy Plan, Reforming the Energy Vision (REV), and the Department's Policy on Climate Change.

Proposed energy conservation measures will be identified, including recycling of materials used in industrial operations, the use of recycled materials to reduce solid waste streams and design of buildings and grounds. Leadership in Energy and Environmental Design (LEED) voluntary standards developed by the U.S. Green Building Council to promote high performance and sustainable buildings will be addressed. Renewable energy sources and implementing green infrastructure practices, for example with regard to stormwater management, will also be discussed.

7.0 GROWTH INDUCING IMPACTS

This section of the DGEIS will describe potential growth-inducing impacts the Project may have with respect to additional development in the vicinity of the Project site.

8.0 UNAVOIDABLE ADVERSE IMPACTS

This section of the DGEIS will identify impacts that are likely to occur despite mitigation measures and will compare these unavoidable impacts to Project-related benefits. This section will also identify general avoidance and mitigation measures, and Project-specific mitigation measures.

9.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DGEIS will identify those natural and man-made resources consumed, converted, or otherwise made unavailable for future use due to the Project.

10.0 REFERENCES

Sources of information cited in the DGEIS and reviewed as reference materials during the preparation of the DGEIS will be listed in the References section. Information will be provided by author, date and title. Website information will be noted. In addition significant conversations with agency personnel that are cited in the document will be listed by name, date and organizational affiliation.

Appendices to the DGEIS may include relevant SEQRA documentation, as well as technical reports or analyses discussing:

- the presence of streams and wetlands at the Park,
- geotechnical conditions,
- air quality existing conditions and potential impacts,
- existing noise conditions and potential impacts; existing traffic conditions and potential impacts;
- economic data and analyses;
- historic and cultural consultation documents;
- Phase I and II ESAs, potential environmental contamination liabilities, including reported spills;
- the presence of threatened and endangered species;
- existing visual conditions and potential impacts; and
- utility capacity.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans NO YES

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character NO YES

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Project: _____

Date: _____

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

SEE ATTACHED NOTICE OF INTENT TO PREPARE A GEIS FOR REASONS SUPPORTING DETERMINATION OF SIGNIFICANCE

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Onondaga County Industrial Development Agency as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: White Pine Science & Technology Park

Name of Lead Agency: Onondaga County Industrial Development Agency

Name of Responsible Officer in Lead Agency: Robert Petrovich

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency: 

Date: 4/9, 2026

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Robert Petrovich

Address: 335 Montgomery Street, Floor 2M, Syracuse, New York, 13202

Telephone Number: 315-435-3770

E-mail: economicdevelopment@ongov.net

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

**NOTICE OF INTENT TO PREPARE A
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**Project: Proposed Development of the White Pine Science & Technology Park
Southeast Intersection-Route 31 & Caughdenoy Road,
Clay, New York**

April 9, 2026

This notice is provided pursuant to the State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law and the regulations adopted thereunder at 6 NYCRR Part 617.

SEQRA DESIGNATION: Type I Action

PROJECT DESCRIPTION: OCIDA, as Project Sponsor, proposes to develop a business park (the "Proposed Project") known as White Pine Science & Technology Park (the "Park"), located in the southeast corner of the intersection of NYS Route 31 and Caughdenoy Road. in the Town of Clay, Onondaga County, New York. OCIDA currently owns the approximately 104± acre Park comprised of the following six tax parcels: 064.-01-06.1, 064.-01006.2, 064.-010-7.2, 064.01-07.3, 064.-01-09.1, 064.-01-09.2. The Park will be capable of supporting a mix of industrial and/or commercial uses that may include industrial-related office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities, including companies that could support the adjacent Micron New York Semiconductor Manufacturing LLC semiconductor manufacturing facility. The Project may include utility improvements, including expansion of infrastructure both offsite and within the Park to support the Project. The Project may also include the acquisition of property through voluntary agreements or through condemnation under New York State Eminent Domain Procedure Law.

REASON FOR POSITIVE DECLARATION AND PREPARATION OF A GENERIC EIS: Pursuant 6 NYCRR § 617.9(7)(i), the Agency finds that a Draft Generic EIS is necessary. Based upon an examination of the EAF, and based further upon the Agency's knowledge of the area surrounding the Proposed Project, the Agency has determined that the Action may include the potential for at least one significant adverse environmental impact, including but not limited to.

SUMMARY OF POTENTIAL ADVERSE IMPACTS TO BE ADDRESSED IN THE GENERIC EIS: *Impacts on Water Resources:* Development of the Park and off-site infrastructure will likely result in impacts to Federal and New York State wetlands. OCIDA is undertaking a comprehensive delineation of all wetlands within areas of disturbance associated with the Proposed Project and has initiated consultation with the United States Army Corps of Engineers and New York State Department of Environmental Conservation. Potential impacts to water resources also include impacts resulting from stormwater runoff. Specific options for mitigation have not yet been developed.

Impacts on Land Use, Zoning & Public Policy: The Park is currently located in a Residential/Agricultural District (RA-100) and Highway Commercial District (HC-1). OCIDA

intends to request a zone change from the Town of Clay to rezone the Park to Industrial (I-2), which will accommodate the uses necessary for OCIDA to market and develop the Park. The anticipated zoning change will be evaluated in the context of surrounding land use conditions and relevant local plans and laws.

Impact on Visual Resources and Community Character: The appearance of the planned development differs from the existing natural landscape of the area. The Park is currently comprised of mostly vacant land. Full build out of Park is expected to disturb approximately 62 ± acres and contain approximately 540,000± sf of industrial, manufacturing, or commercial space, including administrative support space. The Park will also include all necessary on-site electrical infrastructure, water and wastewater treatment infrastructure, parking, and support facilities. Tree removal within the Park and outdoor lighting is proposed. Given the foregoing, the development of the Park is anticipated to significantly alter the visual and community character of the area.

Impact on Traffic: Construction and operation of the Proposed Project is expected to generate a new vehicular trips on the local and regional highway network including local roads and Interstate 81 and NYS Route 481. The Proposed Project is expected to result in the construction of paved parking spaces for 500 or more vehicles and an increase of commercial trucks/peak hour associated with operations. Modification of existing roads is also anticipated.

Impacts on Air Quality: The development of the Park may include stationary source air emissions that are subject to state and federal regulations, as well as mobile source emissions associated with increased vehicular traffic on the local and regional roads and highways. The impacts are still to be determined.

Impacts on Greenhouse Gases and Climate Change: Development of the Park may have impacts to greenhouse gas emissions due to construction and potential site uses. The impacts will be identified and analyzed under the applicable provisions of the Climate Leadership and Community Protection Act (“CLCPA”). Mitigation measures will be considered to avoid or minimize the impacts of the Proposed Project on climate change. The impacts will also be evaluated in the context of the Onondaga County Climate Action Plan.

Impact on Solid Waste, Hazardous Waste, and Hazardous Materials: Development of the Park may result in significant impacts from increased generation of solid and hazardous wastes from construction and operations. The potential increase in manufacturing, assembly and related high-tech industries contemplated with the Proposed Project may generate greater volumes of solid waste and potentially hazardous waste. Anticipated waste volumes and regional disposal capacity will be evaluated. The impacts are still to be determined.

Impacts on Utilities & Supporting Infrastructure: The Proposed Project may impact demand for water, electricity, natural gas and sanitary and industrial wastewater treatment. The Proposed Project may require construction of new or improvements to offsite service infrastructure. Utility service thresholds, limits on service capacity and potential upgrades will be identified and evaluated based on information from service providers as well as any related potential impacts and necessary mitigation.

Impacts on Biological Resources: Impacts resulting from the Proposed Project are expected to be mitigated by avoiding any significant onsite resources, and by utilizing existing rights of way or pre-disturbed areas for offsite utility improvements. However, the Proposed Project may potentially impact biological resources where mitigation will be necessary to reduce impacts.

Consultation will occur with New York Natural Heritage Program and United States Fish and Wildlife Service to evaluate the potential impacts of the Project on rare, threatened, and endangered species. Consultation with the agencies will identify previously reported species on and in the vicinity of the Project, and determine if additional field investigations may be warranted to confirm the presence or absence or current use of potential habitat for identified species. The SGEIS will assess potential Project impacts and identify appropriate mitigation as necessary.

The loss of any existing forest, grasslands are considered irreversible ecological impacts. The footprint and layout of the Proposed Project will impact the acreage of land clearance and therefore the impact on biological resources. These impacts will also be considered and discussed in the DGEIS.

Impacts on Noise & Vibration: Potential noise impacts associated with the Proposed Project will be considered for both construction and operation of industrial uses. Impacts and mitigation measures to reduce adverse impacts on the nearby receptors will be described for both short-term and long-term periods. Best management construction practices to control noise generation will be identified. Mitigation may include recommendations for the location of staging areas, limits on hours of construction activity and establishing a complaint resolution process. The Proposed Project will be discussed in terms of compliance with current Town of Clay noise regulations. The nature of noise generated by the Project depends on the types of industrial activities conducted by future tenants. However, estimations of noise levels, distances to sensitive receptors, and sources of noise based on the current proposed development scenario will be addressed and appropriate mitigation measures discussed.

Impacts on Community Facilities, Open Space and Recreation: Changes in demographic and socioeconomic conditions resulting from the development of the site (due to a possible influx of new residents, for example) could have implications on local community services such as schools, police, fire, emergency services as well as taxes, property values, housing, and other community facilities.

Impacts on Human Health: Potential human health impacts from the Proposed Project will be considered. Potential impacts include dust generation during construction and air emissions during the operational phases of the prospective tenants. Sensitive receptors will be identified and evaluated.

