SEORA RESOLUTION

A regular meeting of the County of Oswego Industrial Development Agency (the "Agency") was convened in public session on February 29, 2024, at 8:30 a.m. local time, at 44 West Bridge Street, Oswego, New York.

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

PRESENT: Nick Canale, Jr., Tricia Peter-Clark, Mare Greco, H. Leonard Schick, Tim Stahl, Gary T. Toth, and Barry Trimble

ABSENT:

ALSO PRESENT: Kevin C. Caraccioli, Kevin LaMontagne, and Austin Wheelock

The following resolution was duly offered and seconded:

RESOLUTION CLASSIFYING A CERTAIN PROJECT AS AN PURSUANT TO UNLISTED ACTION THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND DETERMINING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE **EFFECT** ON THE **ENVIRONMENT**

WHEREAS, the Agency is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State"), as amended, together with Chapter 234 of the Laws of 1973 of the State, as amended from time to time (collectively, the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant "financial assistance" (as defined in the Act) in connection with the acquisition, construction, reconstruction, renovation, installation and equipping of one or more "projects" (as defined in the Act); and

WHEREAS, 120 E. First Street Oswego, LLC, a New York limited liability company, or an entity formed or to be formed by it or on its behalf (the "Company") on behalf of itself and/or

entities formed or to be formed on behalf of the foregoing have submitted an application to the Agency on or about January 25, 2024 (the "Application"), as amended, a copy of which is on file at the office of the Agency, requesting the Agency consider undertaking a project (the "Project") consisting of: (A)(i) the acquisition of a leasehold interest in approximately 1.52 acres of real property located at 104 and 120 East First Street, consisting of all or a portion of the current Tax ID Nos. #128.55-03-02.11 and 128.55-03-02.2, in the City of Oswego, Oswego County, State of New York (the "Land"), the existing approximately 35,960 square foot four-story building (the "Existing Building") located on the Land and the adjacent surface parking lot (the "Existing Parking Lot" and, together with the Existing Building, the "Facility"), (ii) the renovation and reconstruction of (a) the first and second floors of the Existing Building to create clinical space for medical, dental and mental health services (collectively, the "Health Services") and the third floor to create space for tenants that will provide ancillary services to support the Health Services being provided on the first and second floors, and (b) the Existing Parking Lot; (iii) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment, and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), which Project Facility is to be subleased by the Agency to the Company and further subleased by the Company to Northern Oswego County Health Services, Inc., d/b/a ConnextCare, a not-for-profit corporation and/or other third-party tenants; (B) the granting of certain financial assistance in the form of exemptions from real property taxes, real estate transfer taxes, mortgage recording tax (except as limited by Section 874 of the Act) and State and local sales and use tax (collectively, the "Financial Assistance"); (C) the appointment of the Company and/or its designee as an agent of the Agency in connection with the acquisition, reconstruction, renovation and equipping of the Project Facility; and (D) the lease (or sub-lease) of the Land and the Facility by the Company to the Agency pursuant to a lease agreement, the acquisition of an interest in the Equipment pursuant to a bill of sale; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

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

WHEREAS, to aid the Agency in determining whether undertaking the Project may have a significant impact upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the "EAF") with respect to the Project, a copy of which is on file in the office of the Agency and is readily accessible to the public; and

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

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

- Section 1. Based upon an examination of the EAF prepared by the Company, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project Facility, all the representations made by the Company in connection with the Project, and such further investigation of the Project and its environmental impacts as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:
- (A) the Project consists of the components described above in the third WHEREAS clause of this resolution;
- (B) the Project constitutes an "Unlisted Action" (as said quoted term is defined in SEQRA);
- (C) the Agency declares itself "Lead Agency" (as said quoted term is defined in SEQRA) with respect to an uncoordinated review of the Project pursuant to SEQRA; and
- (D) the Project will not have a significant effect on the environment, and the Agency hereby issues a negative declaration for the Project pursuant to SEQRA, attached hereto as **Exhibit "A"**, which shall be filed in the office of the Agency in a file that is readily accessible to the public.
- Section 2. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.
- Section 3. The Agency hereby authorizes Agency staff or counsel to take all further actions deemed necessary and appropriate to fulfill the Agency's responsibilities under SEQRA.

<u>Section 4</u>. This Resolution shall take effect immediately.

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

	Ave	<u>Nay</u>	<u>Abstain</u>	Absent	Recuse
Nick Canale, Jr.	X				
Tricia Peter-Clark					X
Marc Greco	X				
Tim Stahl	X				
H. Leonard Schick	X				
Gary T. Toth	X				
Barry Trimble	X				

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)) SS: COUNTY OF OSWEGO)

I, the undersigned Chief Executive Officer of the County of Oswego Industrial Development Agency, **DO HEREBY CERTIFY** that (i) I have compared the annexed extract of the minutes of the meeting of the County of Oswego Industrial Development Agency (the "Agency") held on February 29, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Open Meetings Law, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency on February 29, 2024.

Austin Wheelock

Chief Executive Officer

(SEAL)

EXHIBIT A NEGATIVE DECLARATION

. . . .

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

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

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

ilding, including exteriors site . Site work includes pavement aping improvements, and plan	t sealing and		
or storm water management a	nd storm water		
ss District (TB).			
Telephone: (585) 622-2402			
E-Mail: greg.barkstrom@lechase.com			
State:	Zip Code:		
NY 1	4626		
w, ordinance.	NO Y		
ivironmental resources that ion 2.			
	NO Y		
site plan required for medica			
639 acres			
.04 acres 3,000 SF			
639 acres parcel 128.55-00 parcel 128.55-00			
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parcel 128.55-0	3-02.11 = 1.22 a n)		
	Site work includes pavemen aping improvements, and plar or storm water management at ess District (TB). phone: (585) 622-2402 ail: greg.barkstrom@lechase State:		

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan? Subject to special use permit	~	H	H
			1111
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7 1-4L - 0 64			_
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Al If Yes, identify: Oswego River comdor	rea?	NO	YES
		Ш	~
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
h Ara public tempo cortesion accorde (a) available as a constant at a fabruary at a fa		<u></u>	
b. Are public transportation service(s) available at or near the site of the proposed action?			1
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		1
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
Interior renovations/ lighting will meet current energy code.		Ш	V
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No describe mathed for activities and the second			
If No, describe method for providing potable water: Existing infrastructure - public water		Ш	~
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
			-
If No, describe method for providing wastewater treatment: Existing infrastructure - public sewer			~
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	-	NO	YES
Places?		V	T I
b. Is the proposed action located in an archeological sensitive area?		Ħ	V
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contains	-	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	(J1		V
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		1	<u> </u>
No site disturbance adjacent Oswego River or NYS Canal System.			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check	all that	apple:	<u> </u>
Shoreline		appry:	
☐ Wetland ☑ Urban ☑ Suburban (lawn)	<u> </u>	<u></u>	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		V	П
16. Is the project site located in the 100 year flood plain?		NO	YES
		V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,			V
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drai	ns)?	1	1
If Yes, briefly describe:			1
Storm run-off will be collected by existing on-site infrastructure and discharge to the municipal storm water system.			
		1	1

	water or other liquids (e.g. retention pond, waste lagoon, dam)?			
If Y tom	cs, explain purpose and size:		V	
	Has the site of the proposed action or an adjoining property been the location of an active or close solid waste management facility?	ed	NO	YES
	'es, describe:		V	
	Has the site of the proposed action or an adjoining property been the subject of remediation (ongo completed) for hazardous waste?	oing or	NO	YES
	'es, describe:		~	
KN	FFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TOWLEDGE		EST C	F MY
Ap	policant sponsor name: Vincent Pietrzak, Registered Landscape Architect Date: 6/12/2023		chitect	ure
Sig	nature: Appel Osborne LLP, Syracuse,	NY	Cintect	
res	erwise available to the reviewer. When answering the questions the reviewer should be guided by ponses been reasonable considering the scale and context of the proposed action?"			
res		No, or small impact may	Mo to in	derate large apact may
res	ponses been reasonable considering the scale and context of the proposed action?"	No, or small impact	Mo to in	derate large apact
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	No, or small impact may	Mo to in	derate large apact may
1.	will the proposed action create a material conflict with an adopted land use plan or zoning	No, or small impact may	Mo to in	derate large apact may
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	No, or small impact may	Mo to in	derate large apact may
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Will the proposed action result in a change in the use or intensity of use of land?	No, or small impact may occur	Mo to in	derate large apact may
1. 2. 3.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Will the proposed action result in a change in the use or intensity of use of land? Will the proposed action impair the character or quality of the existing community? Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	No, or small impact may occur	Mo to in	derate large apact may
1. 2. 3. 4.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Will the proposed action result in a change in the use or intensity of use of land? Will the proposed action impair the character or quality of the existing community? Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Will the proposed action result in an adverse change in the existing level of traffic or	No, or small impact may occur	Mo to in	derate large apact may
1. 2. 3. 4.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Will the proposed action result in a change in the use or intensity of use of land? Will the proposed action impair the character or quality of the existing community? Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	No, or small impact may occur	Mo to in	derate large apact may
1. 2. 3. 4. 5.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Will the proposed action result in a change in the use or intensity of use of land? Will the proposed action impair the character or quality of the existing community? Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? Will the proposed action impact existing:	No, or small impact may occur	Mo to in	derate large apact may

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands,

waterbodies, groundwater, air quality, flora and fauna)?

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or problems?	drainage	
11. Will the proposed action create a hazard to environmental resources or human health?		

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

The project requires Special Use Permit approval for Medical office use. Currently zoned Transitional Business District.

Check this box if you have determined, based on the inforthat the proposed action may result in one or more pote environmental impact statement is required.	mation and analysis above, and any supporting documentation, initially large or significant adverse impacts and an
	mation and analysis above, and any supporting documentation, adverse environmental impacts.
City of Dewego Planning Bow J Name or Lead Agency RICHARD FREMON	July 5, 2023
RICHARD FREMON	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Environmental Resource Mapper: Satellite

✓ Using this map

Search Tools Layers and Legend (Outside of the Adirondack Park) State Regulated Wetland Checkzone Management Imperiled Mussels Mussel Screening Ponded Waters Mussel Screening Streams Significant Natural Communities Natural Communities Near This Location 13 Rare Plants or Animals 02 Base Flood Elevation Plus 72/75 Inches Sea-level Rise Limit to Moderate Wave Action Other Wetland Layers Reference Layers Tell Me More... Need A Permit?

Contacts



Age	ncy Use Only [If applicable]
Project:	
Date:	38

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Agency I	Jse Only [If applicable]
roject:	
Date:	

Short Environmental Assessment Form Part 3 Determination of Significance

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

that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation,	
County of Oswego Industrial Development Agency		
Name of Lead Agency	Date	
AUSTIN WHEELOCK CEO		
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer		
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)		