



Cortland County

Industrial Development Agency

MINUTES for the Cortland County Industrial Development Agency

June 8, 2026 – 12pm

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call- Chairman McMahon called the meeting to order at 12:03pm

Michael McMahon	Chairman	Present
Clint Brooks	Vice Chairman	Present
Dr. Kathleen Burke	Secretary	Present
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present
William McGovern	Member	Present
Jason Hage	Member	Absent
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehlman	Community Relations Specialist	Present

Also Present: Morgan Spaulding **Zoom:** John Sidd, Gabe Regan, Larry Regan, Pedro Rodriguez, Marie Weiss, Jose Angel Sanz

Approval of Minutes – May 11, 2026 – Chairman McMahon made a motion to accept the minutes as presented, Ms. Hayden seconded. All in favor; none opposed.

New Business

1. **Scott Road Solar, LLC to Elecnor Development, LLC** – Chairman McMahon made a motion to assign financial assistance to Elecnor, Ms. Hayden Seconded. All in favor; none opposed.
2. **Cortlandville Commons, LLC (Regan Development Corp) Housing Project** –
 - a. **Environmental Determination:** Chairman McMahon made a motion to accept resolution #2026-06-08-01 determining that action taken by Cortlandville Commons, LLC to construct a mixed-use building with affordable multi-family dwelling units will not have an adverse environmental impact. Mr. McGovern seconded; All in favor; none opposed.
 - b. **Preliminary Inducement:** Chairman McMahon made a motion to approve resolution #2026-06-08-02 taking preliminary official action toward the acquisition, construction, installation and leasing of a certain commercial project for Cortlandville Commons, LLC. Ms. Hayden seconded. All in favor; None opposed.
3. **Approve New BDC Board Member, Emily Feinstein** – Chairman McMahon made a motion to approve, Mr. McGovern seconded; all in favor; none opposed.

Monthly Reports

1. Finance Report
2. Director's Report



Cortland County

Industrial Development Agency

Adjourn- Chairman McMahon made a motion to adjourn at 12:46; Dr. Burke seconded. All in favor; none opposed.



Cortland County
Industrial Development Agency

Minutes



Cortland County

Industrial Development Agency

Minutes for the Cortland County Industrial Development Agency

May 11, 2026 – 12PM

40 Main Street, Suite A, 2nd Floor Cortland New York, 13405

Roll Call- Chairman McMahon called the meeting to order at 12:02pm

Michael McMahon	Chairman	Present
Clint Brooks	Vice Chairman	Present
Dr. Kathleen Burke	Secretary	Present
Deborah Hayden	Treasurer	Present
Patrick Quinn	Member	Present – Zoom
William McGovern	Member	Present
Jason Hage	Member	Absent
Melanie Vilardi	Executive Director	Present
Andrea Skeels	Chief Finance Officer	Present
Ashley Riehman	Community Relations Specialist	Present

Also Present: John Sidd (zoom), Gabe Regan (zoom), Larry Regan (zoom), Victor Siegle (zoom), Marie Weiss

Approval of Minutes – April 13, 2026 – Chairman McMahon made a motion to accept the minutes as presented; Dr. Burke seconded; All in favor; None opposed

New Business

1. Regan Development – Larry (Managing Member) and Gabe Regan (Member), Regan Development Corporation, presented a housing development project that will come before the board in June for a PILOT application. The Regan team provided an overview of the project – 68-unit workforce housing (11 units for supportive housing managed by Springbook and 57 units for affordable). In addition to the residential component, the proposal includes a 6,000SF daycare facility designed to serve both residents and the community (looking for a childcare partner). Regan plans to retain ownership and manage the property. They are looking forward to becoming a community stakeholder. They recently completed a similar project in Johnson City, NY.

Executive Session- Chairman McMahon made a motion to enter executive session to discuss acquisition of real property because publicity would substantially affect the value thereof at 12:40, seconded by Mr. McGovern, all in favor.

Mr. May recused himself from all deliberations and voting because of a conflict of interest given his roll as Director on the Board of the Cortland County YMCA, owner of the real property subject to the discussion. Action taken in executive session authorized the Executive Director to sign a purchase offer for 172-174 and 178 Homer Ave, Cortland, NY for the purchase price of \$600,000 plus payment of up to \$30,000 in seller closing costs. The motion was made by Chairman McMahon and seconded by Clint Brooks, all in favor.

Chairman McMahon made a motion to come out of executive session, seconded by Clint Brooks, all in favor.

Monthly Reports –



Cortland County

Industrial Development Agency

1. Finance Report
2. Director's Report

Adjourn – Chairman McMahon made a motion to adjourn at 12:52 PM. Mr. McGovern seconded. All in favor; None opposed.

Scott Road Solar, LLC

Assignment of
Financial Assistance to

Elecnor Development, LLC

June 2, 2026

Sent via Electronic Mail

Cortland County Industrial Development Agency

40 Main Street, Suite A

Cortland, New York 13045

Attn: Melanie Vilardi, Executive Director

Re: Scott Road Solar, LLC – Request for Consent to Assignment

Dear Ms. Vilardi:

We are writing to request written consent from the Cortland County Industrial Development Agency (the Agency”), for an assignment of the Agency’s approval to provide financial assistance in response to an application by Scott Road Solar, LLC (the “Company”) for a project consisting of the acquisition of an interest in a $\pm$ 30 acre parcel of land located at 331 Houghton Hill Road in the Town of Homer, Cortland County, New York and the construction on that land of a 5 MW AC solar photovoltaic facility as set forth below.

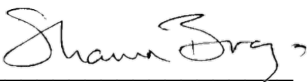
The membership interest of the Company was owned 100% by New Milford Solar Development, LLC (“New Milford”). New Milford has transferred 100% of the membership interest in the Company to Elecnor Development, LLC, a wholly-owned subsidiary of Elecnor, Inc., pursuant to a certain membership interest purchase agreement. The Company believes the consummation of which will qualify as an “assignment” for purposes of the Agency’s grant of financial assistance to the Company. The assignment will not alter the business purpose of the project or otherwise alter or amend the any of the other relevant information in the Application and as set forth in the Agency’s resolutions for the Company nor will it create any conflicts of interest with the members or employees of the Agency.

Therefore, the Company respectfully requests placement on the Agency’s June 2026 meeting agenda for a resolution granting the Agency’s consent to the assignment as set forth above.

Please contact me with any questions related to this letter or the assignment.

Sincerely,

New Milford Solar Development, LLC

By: 

Name: Shawn Brazo

Title: Authorized Signatory

cc: John Sidd, Esq. Hancock and Estabrook LLP
Pedro Rodriguez, Seaboard Solar
Mark Sweeney, Esq.

Preliminary Inducement of
Cortlandville Commons, LLC

Environmental
Assessment Form

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on June 8, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Patrick Quinn	Member

ABSENT: Jason Hage

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by William McGovern, to wit:

Resolution No. 2026-06-08-01

**RESOLUTION DETERMINING THAT AN ACTION BY
CORTLANDVILLE COMMONS LLC TO CONSTRUCT A
MIXED USE BUILDING WITH AFFORDABLE
MULTIFAMILY DWELLING UNITS WILL NOT HAVE A
SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of

constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their 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 acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Cortlandville Commons LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 18.2 acre parcel of land (the "Land") located at 968 Route 13, in the Town of Cortlandville, Cortland County, New York (2) construction of a four story mixed use building to contain 68 affordable dwelling units and first floor commercial space for a children's daycare center and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a mixed use building with affordable multifamily dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended ("SEQRA") and the regulations adopted pursuant thereto by the New York State Department of Environmental Conservation (the "SEQRA Regulations"), no agency involved in an action may undertake, fund or approve the action until the requirements of SEQRA have been complied with; and

WHEREAS, the Project is an action subject to SEQRA; and

WHEREAS, the Town of Cortlandville Planning Board ("Planning Board") treated the Project as an Unlisted Action under SEQRA and undertook a uncoordinated review of the Project under SEQRA; and

WHEREAS, on March 28, 2023 the Planning Board issued a determination that the Project will not have a significant adverse environmental impact (a "Negative Declaration"); and

WHEREAS, the Agency is an Involved Agency due to its discretionary authority to provide Financial Assistance for the Project; and

WHEREAS, the Agency intends to conduct its own uncoordinated SEQRA review of the Project before acting on the Application; and

WHEREAS, the Agency, having reviewed the proposed action, makes the following findings and determination of significance with respect to the Project:

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Application, Part 1 of the Full EAF submitted by the Applicant, the Agency's review of the Planning Board's Full EAF Parts 2 and 3 and its Negative Declaration, and based on the Agency's knowledge of the Project Site and the area around the Project Facility, the Agency makes the following findings with respect to the Project:

- A. The Project consists of the construction of a mixed use building with affordable multifamily dwelling units within a developed area of the Town of Cortlandville.
- B. Based upon the Agency's review of the Planning Board's Full EAF Part 2 for the Project, the Agency finds that there will be no significant adverse impact to any relevant environmental resource or receptor.
- C. Although construction of the Facility will result in physical alteration of the land surface at the Facility, the property is in a developed area and construction impacts will be temporary.
- D. Surrounding uses are primarily commercial and recreational and the Project Facility is a consistent use therewith.

Section 2. Based upon the foregoing, the Agency hereby determines that the action will not have a significant adverse environmental impact and no environmental impact statement will be prepared.

Section 3. A copy of this Resolution, together with Part 3 of the Full EAF Type I Negative Declaration shall be retained in the Agency's records.

Section 4. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	Yes
Clinton Brooks	VOTING	Yes
Kathleen Burke	VOTING	Yes
Deborah Hayden	VOTING	Yes
William McGovern	VOTING	Yes
Jason Hage	VOTING	Absent
Patrick Quinn	VOTING	Yes

The foregoing Resolution was thereupon declared and duly adopted.

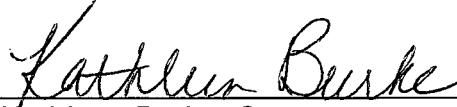
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

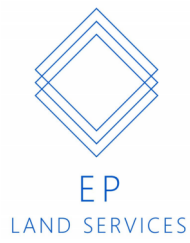
I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 8, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 8th day of June, 2026.


Kathleen Burke, Secretary



EP Land Services LLC
621 Columbia Street Ext.
Cohoes NY 12047
(518) 785-9000

June 5, 2026

Cortland County IDA
40 Main Street
Cortland, NY 13045

Re: **968 NYS Route 13 (Mixed Use Development)**
Town of Cortlandville, NY
#2022-08E

To Whom It May Concern:

I, James Easton, Project Engineer, am the engineer who prepared the Full Environmental Assessment Form for the proposed mixed-use development located at 968 NYS Route 13, Town of Cortlandville, Cortland County, New York, dated July 19, 2022.

Based upon my review of the project information currently available, I am not aware of any material changes to the proposed project, site conditions, project scope, or development plan that would affect the findings, analyses, or conclusions contained in the Full Environmental Assessment Form prepared on July 19, 2022.

To the best of my knowledge and belief, the project remains substantially the same as described in the July 19, 2022, Full Environmental Assessment Form, and no known changes have occurred that would require revision of the environmental assessment documentation.

This statement is based on information available as of the date of this letter. Should you have any questions, please do not hesitate to contact me at 518-785-9000 or at jeaston@theprimecompanies.com.

Sincerely,

Sincerely,

James W. Easton, PE
Director of Land Development

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	□ Yes □ No
b. Is the use permitted or allowed by a special or conditional use permit?	□ Yes □ No
c. Is a zoning change requested as part of the proposed action? If Yes,	□ Yes □ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____ _____	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? □ Yes □ No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? □ Yes □ No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? □ Yes □ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
 If Yes, describe: _____

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

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

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

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

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

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

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

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

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

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

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

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

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

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

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

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? Yes No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No If Yes, i. Identify Facilities: _____ _____	
e. Does the project site contain an existing dam? ☐ Yes ☐ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No - If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No - Explain: _____ _____ _____																
E.2. Natural Resources On or Near Project Site																
a. What is the average depth to bedrock on the project site? _____ feet																
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 10%; text-align: center;">%</td> <td style="border-bottom: 1px solid black; width: 30%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: center;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		%			%			%								
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	%															
d. What is the average depth to the water table on the project site? Average: _____ feet																
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ Well Drained:</td> <td style="width: 20px; text-align: center;">_____</td> <td style="width: 50px; text-align: center;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">% of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">% of site</td> </tr> </table>	☐ Well Drained:	_____	% of site	☐ Moderately Well Drained:	_____	% of site	☐ Poorly Drained	_____	% of site							
☐ Well Drained:	_____	% of site														
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☐ Poorly Drained	_____	% of site														
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ 0-10%:</td> <td style="width: 20px; text-align: center;">_____</td> <td style="width: 50px; text-align: center;">% of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">% of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">% of site</td> </tr> </table>	☐ 0-10%:	_____	% of site	☐ 10-15%:	_____	% of site	☐ 15% or greater:	_____	% of site							
☐ 0-10%:	_____	% of site														
☐ 10-15%:	_____	% of site														
☐ 15% or greater:	_____	% of site														
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____																
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">•</td> <td style="width: 100px;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 100px;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>	•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC)	_____	
•	Streams:	Name _____	Classification _____													
•	Lakes or Ponds:	Name _____	Classification _____													
•	Wetlands:	Name _____	Approximate Size _____													
•	Wetland No. (if regulated by DEC)	_____														
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No																
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No																
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____																

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

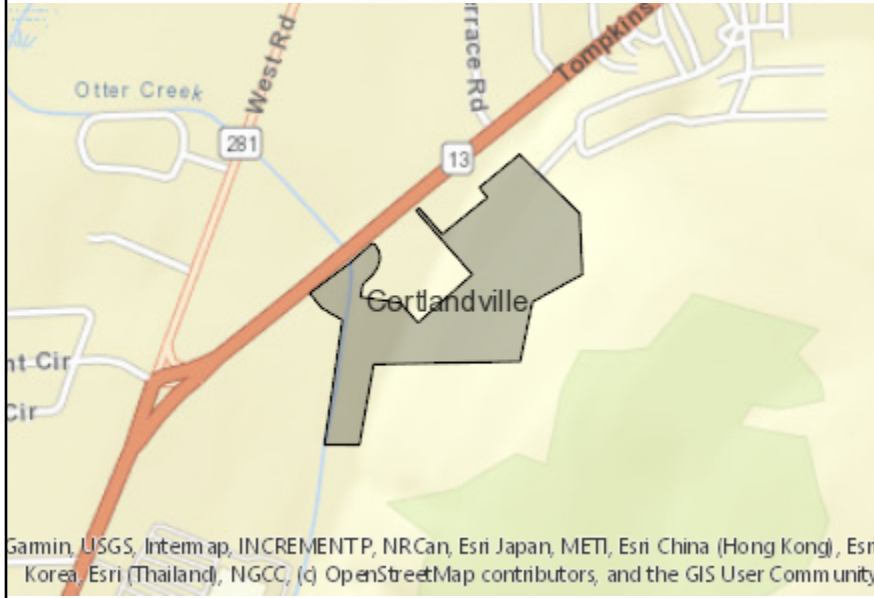
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins: Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-449
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer, Sole Source Aquifer Names:Cortland-Homer Preble SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]
 Project : R446th Development
 Date : 3-28-23

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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>		☐ NO	☒ YES
	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	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts: _____ _____		☒	☐

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 <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

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 <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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	☒	☐
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	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
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	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
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	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

1. Other impacts: _____ _____		☐	☐
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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) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		☐ NO	☒ 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	☒	☐
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	☒	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☒	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☒	☐
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	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
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	☒	☐
h. Other impacts: <u>WELLHEAD PROTECTION ZONE</u>		☐	☒

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		☐ NO	☐ 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	☒	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☒
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☒
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☒	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☒
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (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>			
		☒ NO	☐ YES
	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) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		☐ NO	☐ YES
	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	☒	☐
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	☒	☐
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	☒	☐
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	☒	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ 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	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

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>			
		☒ NO	☐ 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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	☐ ☐	☐ ☐
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	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
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	☐	☐
g. Other impacts: _____ _____		☐	☐

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>			
		☒ NO	☐ 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	☐	☐
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	☐	☐
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	☐	☐

d. Other impacts: _____ _____		☐	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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>			
		☐ NO	☒ 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	☒	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☒	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	☒	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☒	☐
e. Other impacts: _____ _____		☐	☐

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>			
		☒ NO	☐ 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	☐	☐
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	☐	☐
c. Other impacts: _____ _____		☐	☐

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	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: _____		☐	☐

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	☒	☐
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	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: _____		☐	☐

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	☒	☐
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	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☐	☐

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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> ☒ 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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		☐ NO	☒ YES
	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	☒	☐
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	☒	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☒	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☒	☐
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	☒	☐
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	☒	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☒	☐
h. Other: _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		☐ NO	☒ YES
	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	☒	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☒	☐
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	☒	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☒	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☒	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3, E1a, E1b, E2g, E2h	☒	☐
g. Other impacts: _____		☒	☐

Project :

K&A/M DEU REPORT

Date :

3-28-23

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.

REVIEW OF IMPACTS PREPARED BY BARTON &
 LOGUIDICE, D.P.C.

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 _____ 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: REAGAN DEVELOPMENT

Name of Lead Agency: TOWN OF CORTLANDVILLE PLANNING BOARD

Name of Responsible Officer in Lead Agency: CHRISTOPHER NEWELL

Title of Responsible Officer: CHAIR PERSON

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date: 3-28-23

For Further Information:

Contact Person: BRUCE WEBER

Address: 3577 TERRACE RD. CORTLAND N.Y. 13045

Telephone Number: 607-423-7490

E-mail: BWEBER@CORTLANDVILLE.ORG

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>

Project :

KAGM DEURPORT

Date :

3-28-23

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.

REVIEW OF IMPACTS PREPARED BY BARTON &
 LOGUIDICE, D.P.C.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status:

☐ Type 1☒ UnlistedIdentify 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 _____ 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: REAGAN DEVELOPMENT

Name of Lead Agency: TOWN OF CORTLANDVILLE PLANNING BOARD

Name of Responsible Officer in Lead Agency: CHRISTOPHER NEWELL

Title of Responsible Officer: CHAIR PERSON

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer): [Signature]

Date: 3-28-23

For Further Information:

Contact Person: BRUCE WEBER

Address: 3577 TERRACE RD. CORTLAND N.Y. 13045

Telephone Number: 607-423-7490

E-mail: BWEBER@CORTLANDVILLE.ORG

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>

**TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045**

**ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION**

Applicant: Larry Regan of Regan Development Phone#: 914-693-6613

Address: 1055 Saw Mill Road #204, Ardsley NY 10502 Fee: _____

Property Owner: Joesph and Dante Armideo

Appeal Concerns Property at the following address: 978 NYS Route 13

Tax Map #: 96.13-01-02.110

Zoning District Classification: B-3

Use for which Variance is requested: _____

Applicable Section(s) of Zoning code: 178-76-A-5, 1

Signature: _____ Date: 8/18/22

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes X No X

Reason: The parcel to the south and east are vacant or will not be developed. The parcel to the north and west are commercial businesses. Therefore no undesirable change to the character of the neighborhood is anticipated by this variances.

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes _____ No X

Reason: Mixed Use building in suburban setting can be difficult to occupy. We want to limit the commercial tenant space in the mixed use building so compatible uses between commercial tenant and renters can be achieved. Lastly based upon the site plan the location of business is over 400 feet from NYS Route 13, thus limited tenant occupancy is anticipated for this building due to the lack of visibility. Also the rear setback relief cannot be achieved as by other means as the existing water course cannot be altered and NYS fire code requires certain distances from building to fire lanes.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes X No ~~*~~

Reason: No the area variance is not substantial as commercial square footage proposed is set so far back from NYS Route 13, shape of lot and environmental constraints limit commercial retail development on the parcel.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes _____ No X

Reason: Reducing the required commercial square footage within one building does not impact the physical or environmental conditions.

5. Whether the alleged difficulty was self-created: Yes ✓ No ~~*~~

Reason: Where the mixed use building is located far from NYS Route 13 and the lack of visibility to Route 13 is a concern in finding commercial tenants to fill the space. Also the applicant seeks compatible uses between commercial tenants and rents so not to adversely affect renters.

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

_____ The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

✓ The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

5-30-23

Reason: _____

**TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552**

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Larry Regan of
Regan Development Fee Paid _____

Address _____ Phone 914-693-6613

1055 Saw Mill Road #204, Ardsley NY 10502

PROPERTY OWNER

Name Joeseh and Dante Armideo Phone 607-758-8200

Address 61 James Street, Homer, NY 10377

PROPERTY INFORMATION

Location of property 978 NYS Route 13

Tax Map No. of Parcel 96.13-01-02.110

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION Pending

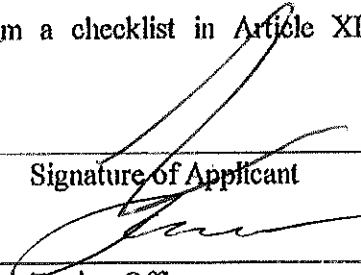
IS PROPERTY IN FLOOD PLAIN? X YES _____ NO

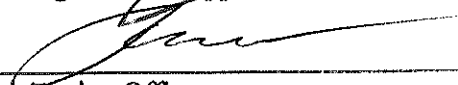
ZONING DISTRICT B-3

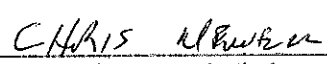
PROJECT DISCRPTION development of one 4 story mix used building with
68 multi-family units.

Information to be included will be drawn from a checklist in Article XIV of the
Cortlandville Zoning Law.

DATE OF APPLICATION 7/18/22


Signature of Applicant


Zoning Officer


Planning Board Chairperson

PERMIT GRANTED ✓

PERMIT DENIED _____

Preliminary Inducement

Cortlandville Commons,
LLC

Financial Assistance

A regular meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 40 Main Street, Suite A, in the City of Cortland, Cortland County, New York on June 8, 2026 at 12:00 o'clock p.m., local time.

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

PRESENT:

Michael McMahon	Chairman
Clinton Brooks	Vice Chairman
Kathleen Burke	Secretary
Deborah Hayden	Treasurer
William McGovern	Member
Patrick Quinn	Member

ABSENT: Jason Hage

FOLLOWING PERSONS WERE ALSO PRESENT:

Melanie Vilardi	Executive Director
Andrea Skeels	Director of Finance and Project Development
Ashley Riehlman	Community Relations Specialist
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by Michael McMahon, seconded by Deborah Hayden, to wit:

Resolution No. 2026-06-08-02

**RESOLUTION TAKING PRELIMINARY OFFICIAL ACTION
TOWARD THE ACQUISITION, CONSTRUCTION,
INSTALLATION AND LEASING OF A CERTAIN
COMMERCIAL PROJECT FOR CORTLANDVILLE
COMMONS LLC**

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare

industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their 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 acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Cortlandville Commons LLC (the "Company") has presented an application (the "Application") to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A) (1) the acquisition of an interest in a $\pm$ 18.2 acre parcel of land (the "Land") located at 968 Route 13, in the Town of Cortlandville, Cortland County, New York (2) construction of a four story mixed use building to contain 68 affordable dwelling units and first floor commercial space for a children's daycare center and related infrastructure on the Land (the "Facility") and (3) the acquisition and installation therein and thereon of fixtures and equipment comprising the Facility (the "Equipment"), all of the foregoing to constitute a mixed use building with affordable multifamily dwelling units to be operated by the Company (the Land, Facility and Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Cortland County, New York, and (B) the completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York or in the abandonment of a plant or facility of the Company or any other proposed occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York by undertaking the Project in Cortland County, New York; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on June 8, 2026 (the "SEQR Resolution"), the Agency has determined that the Project will not have a significant

effect on the environment and, therefore, that an environmental impact statement is not required to be prepared with respect to the Project; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency has reviewed the Application and based upon the representations made by the Company to the Agency in the Application and at this meeting and, based thereon, the Agency hereby makes the following findings and determinations with respect to the Project:

(A) The Project constitutes a "project" within the meaning of the Act; and

(B) The completion of the Project Facility will not result in the removal of an industrial or manufacturing plant of the Company or any other proposed occupant of the Project Facility from one area of the State of New York to another area of the State of New York and the completion of the Project Facility will not result in the abandonment of a plant or facility of a proposed occupant of the Project Facility located in the State of New York.

(C) The Project Facility will not constitute a project where facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project; and

(D) The granting of the Financial Assistance by the Agency with respect to the Project, through the granting of the various tax exemptions described in Section 2(D) of this Resolution, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Cortland County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act.

Section 2. If, following full compliance with the Act, including the public hearing requirements set forth in Section 859-a of the Act, the Agency adopts a future resolution (the "Future Resolution") determining to proceed with the Project and to grant the Financial Assistance with respect thereto and the Company complies with all conditions set forth in the Future Resolution, then the Agency will (A) acquire an interest in the Project Facility from the Company pursuant to a deed, lease agreement or other documentation to be negotiated between the Agency and the Company (the "Acquisition Agreement"); (B) construct the Facility and acquire and install the Equipment in the Facility or elsewhere on the Land; (C) lease (with the obligation to purchase) or sell the Project Facility to the Company pursuant to a lease agreement or an installment sale agreement (hereinafter the "Project Agreement") between the Agency and the Company whereby the Company will be obligated, among other things, (1) to make payments to the Agency in amounts and at times so that such payments will be adequate to enable the Agency to timely pay all amounts due on the Acquisition Agreement and (2) to pay all costs incurred by the Agency with respect to the Project and/or

the Project Facility, including all costs of operation and maintenance, all taxes and other governmental charges, any required payments in lieu of taxes and the reasonable fees and expenses incurred by the Agency with respect to or in connection with the Project and/or the Project Facility, and (D) provide the Financial Assistance with respect to the Project, in accordance with the Agency's uniform tax exemption policy, including (1) exemption from mortgage recording taxes with respect to any documents recorded by the Agency with respect to the Project in the Office of the County Clerk of Cortland County, New York or elsewhere, (2) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, (3) exemption from deed transfer taxes and real estate transfer gains taxes on real estate transfers to and from the Agency with respect to the Project, and (4) exemption from real estate taxes (but not including special assessments and special ad valorem levies) relating to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility.

Section 3. If the Agency adopts the Future Resolution, the undertaking and completing of the Project by the Agency, and the granting of the Financial Assistance with respect to the Project as contemplated by Section 2 of this Resolution, shall be subject to: (A) the determination by the members of the Agency to proceed with the Project following a determination by the members of the Agency that all requirements of SEQRA that relate to the Project have been fulfilled; (B) agreement by the Agency and the Company on mutually acceptable terms for the conveyance of the Land to the Agency; (C) agreement between the Company and the Agency as to payment by the Company of payments in lieu of taxes with respect to the Project Facility, together with the administrative fee of the Agency with respect to the Project; (D) a determination by the members of the Agency to proceed with the granting of the Financial Assistance with respect to the Project following a determination by the members of the Agency that the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act have been complied with; (E) the Agency's uniform tax exemption policy or if any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency must follow the procedures for deviation from such policy set forth in Section 874(b) of the Act prior to granting such portion of the Financial Assistance; and (F) the following additional condition(s): None.

Section 4. The officers, agents and employees of the Agency are hereby authorized, empowered and directed to proceed with the undertakings provided for herein on the part of the Agency and are further authorized to do all such acts and things and to execute all such documents as may be necessary or convenient to carry out and comply with the terms and provisions of this Resolution.

Section 5. John P. Sidd, Esq., of the law firm of Hancock Estabrook LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company and others to prepare for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution.

Section 6. Pursuant to Section 875(3) of the Act, the Agency shall recover, recapture, receive, or otherwise obtain from the Company that portion of the Financial Assistance which

constitutes state sales and use tax exemptions taken or purported to be taken by the Company to which the Company is not entitled or which are in excess of the amount authorized by the Agency or which are for property or services not authorized by the Agency as part of the Project or were taken by the Company when the Company failed to comply with a material term or condition to use property or services in the manner required by the Agency. The Company shall cooperate with the Agency in its efforts to recover, recapture, receive, or otherwise obtain such state sales and use tax exemptions and shall promptly pay over any such amounts to the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Commissioner of Taxation and Finance to assess and determine state sales and use taxes due from the Company under Article 28 of the Tax Law of the State of New York, together with any relevant penalties and interest due on such amounts.

Section 7. The Executive Director of the Agency, prior to the granting of any Financial Assistance with respect to the Project, after consultation with Special Counsel, is authorized (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in the city, town or village where the Project Facility will be located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is to be located, such notice to comply with the requirements of Section 859-a of the Act and to be published no fewer than ten (10) days prior to the date established for such public hearing; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located no fewer than ten (10) days prior to the date established for said public hearing; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at said public hearing to be promptly prepared.

Section 8. The Chairman, Vice Chairman and Executive Director of the Agency are each hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 9. This Resolution shall take effect immediately.

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

Michael McMahon	VOTING	Yes
Clinton Brooks	VOTING	Yes
Kathleen Burke	VOTING	Yes
Deborah Hayden	VOTING	Yes
William McGovern	VOTING	Yes
Jason Hage	VOTING	Absent
Patrick Quinn	VOTING	Yes

The foregoing Resolution was thereupon declared and duly adopted.

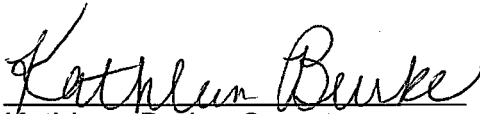
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 8, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 8th day of June, 2026.


Kathleen Burke, Secretary

Cortland County IDA
Housing Project Rationale
Cortlandville Commons LLC
June 8, 2026



Cortlandville Commons LLC proposes a **\$28,955,364** housing project with 68 units and a 6,000 SF daycare center

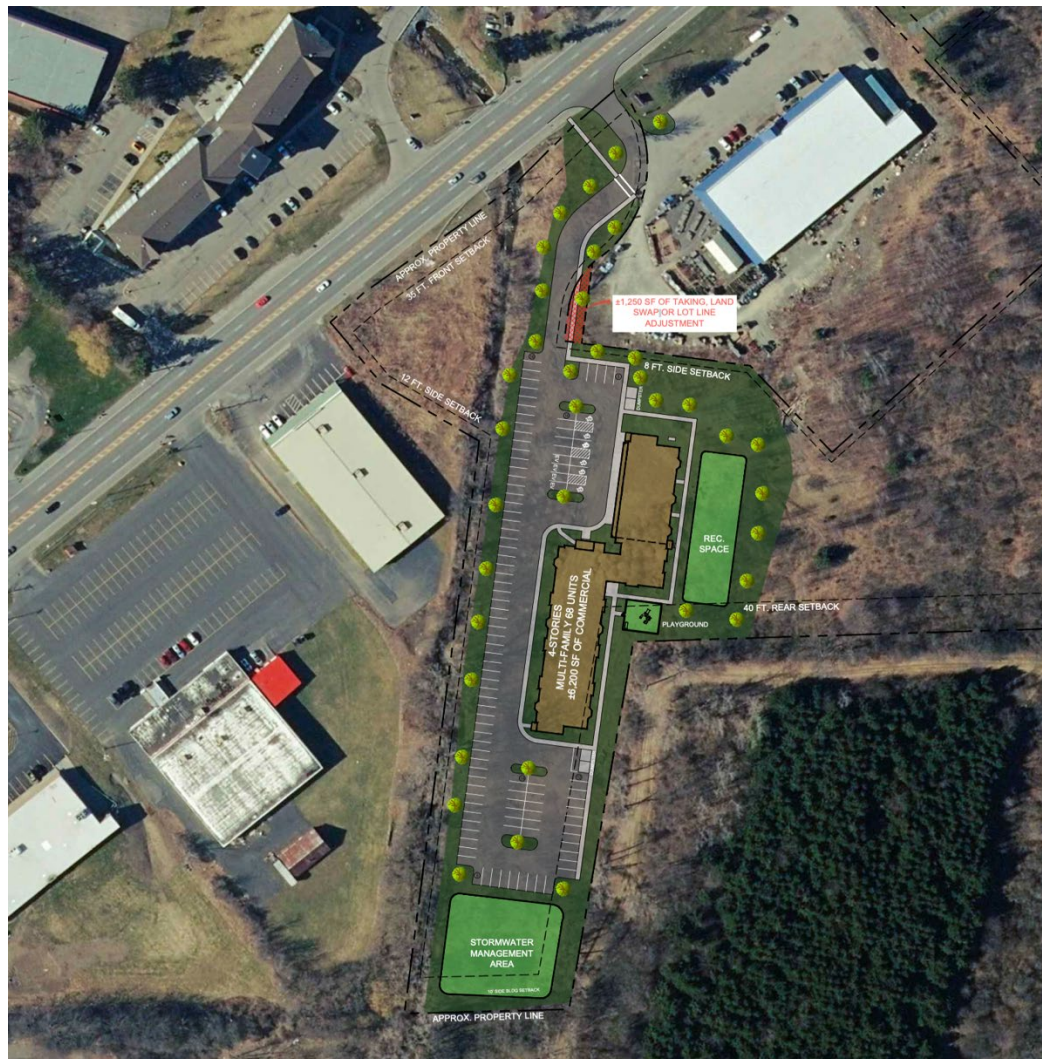
Overview & Capacity

- **Name:** Cortlandville Commons LLC
- **Owner/Developer:** 100% owned by Regan Development Corporation
 - Family-owned corporation that has invested over \$750m in property development over the past 30 years
 - Over 50 properties in New York, Connecticut, New Jersey and Pennsylvania
 - Regan builds, owns and manages all of their properties
- **Type:** Supportive and Affordable Housing with a Daycare Facility
- **Capacity:**
 - The project involves the new construction of a single four-story building with 68 dwelling units as follows:
 - 27 one-bedroom apartments, 37 two-bedroom apartments, and 4 three-bedroom apartments
 - One two-bedroom apartment to be occupied by a live-in building superintendent
 - All units will be affordable to individuals and families with a range of incomes from 30% to 80% (\$25,300 - \$67,400 for one person, respectively) of the Area Median Income (“AMI”) for Cortland County. Gross monthly basic rents range from \$744 to \$1,425.
 - 11-units will be built as fully accessible and adapted for residents with mobility, hearing and/or vision impairments

- Partnership with Springbrook, located in Cortland, has been providing individual services for people with development disabilities and supports more than 1,000 individuals and families across NY state and beyond.
- Project will participate in the Clean Energy Initiative Program (CEI).
- 6,000 SF area for a Daycare facility

Location & Size

- Situated at 968 NYS Route 13 in the Town of Cortlandville in Cortland County, New York
- Tax ID# 96.13-01-02.110 – 18.2 acre parcel – project impact will be on 5 acres
- Building height of approximately 60 feet, 21,636 SF per floor with 86,544 total SF
- Two elevators, community space within the building and outdoor spaces
- Parking spaces will be provided on-site
- Smoke-free and all units will have access to Broadband
- All-electric building utilizing highly efficient air source heat pumps for heating, cooling, and hot water
- Energy recovery ventilator for bringing fresh air into the building while exhausting stale indoor air.



Project Timeline

- **Development & Permitting:** Began in 2022 with Housing Community Renewal application.
- **Construction & Operation:** Construction is expected to start September 2026, completion in November 2027 with occupancy starting December 2027

Cortlandville Commons LLC is seeking a 30-year PILOT from the CCIDA to incentivize the project, which will provide:

- PILOT revenues (pro rata to the town, county, and school district) of \$2,161,546 over 30 years (taxes without the project would be \$356,911). The tax exemption rate would be 40%.
- Payments will have a 3% escalator starting in year three, allowing a frozen payment in year one and two to allow for construction and occupancy.
- Fire district taxes over 30 years will be \$113,039
- Employ a base of local construction workers to build the project with payroll and supplies estimated at approximately \$21 million
- Employ two full-time employees to manage the housing development
- Potential of 10 employees for the daycare center
- Increase the affordable housing stock in Cortland County which is desperately needed
- Increase daycare capacity in the community which will enhance the workforce

The town of Cortlandville conducted an environmental review and is supportive of this project. Staff are recommending approval of CCIDA incentives for this project as further detailed in the project summary.

Cortland County Industrial Development Agency Cost Benefit Analysis	
Date	8-Jun-26
Project Title	Cortlandville Commons LLC
Project Location	968 NYS RT 13, Cortlandville, NY

Construction Phase - Project Assumptions			
Project Costs			
Project Costs		Value	
Enter total construction project costs:		\$28,955,364	<- as defined by NYS Labor Law 224-a
Local Construction Spending			
In-region construction spending		\$20,737,500	
Construction Economic Impacts			
Industry	NAICS	% of Total Investment	Investment by Type
New Multifamily Building Construction	236116	100%	\$20,737,500
Most projects will only have one line related to construction type.		100%	\$20,737,500

New Household Spending - Residential and Mixed-Use Projects Only	
Unit Types and Household Income Brackets	
Unit Type 1	Workforce Housing
Unit Count	57
Target Income (HH)	\$40,000 - \$49,999
Unit Type 2	OPWDD Housing
Unit Count	11
Target Income (HH)	Less than \$15,000
% Net New (See Instructions)	100%
Total Units	68
Total Local Household Spending	\$1,852,336

Operation Phase - Project Assumptions				
Jobs and Earnings from Operations				
NAICS Lookup				
Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Residential Property Managers	531311	0	\$0	\$0
Facilities Support Services	561210	0	\$0	\$0
Total		0		\$0
Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Residential Property Managers	531311	1	\$55,000	\$55,000
Facilities Support Services	561210	1	\$55,000	\$55,000
Total		2		\$110,000
Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Residential Property Managers	531311	1	\$55,000	\$55,000
Facilities Support Services	561210	1	\$55,000	\$55,000
Total		2		\$110,000

Fiscal Impact Assumptions			
Estimated Costs of Incentives			
		%	Value
Sales Tax Exemption			\$1,200,000
Local Sales Tax Rate		4.00%	\$600,000
State Sales Tax Rate		4.00%	\$600,000
Mortgage Recording Tax Exemption			\$192,941
Local		50.00%	\$96,471
State		50.00%	\$96,471
Total Costs			\$2,779,522
Includes PILOT exemption, calculated below.			

Property Tax Exemption							
Year #	Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes	
1	2026	\$7,502	\$7,500	\$74,579	(\$2)	(\$67,079)	
2	2027	\$7,727	\$7,500	\$76,816	(\$227)	(\$69,316)	
3	2028	\$7,959	\$50,000	\$79,121	\$42,041	(\$29,121)	
4	2029	\$8,198	\$51,500	\$81,494	\$43,302	(\$29,994)	
5	2030	\$8,444	\$53,045	\$83,939	\$44,601	(\$30,894)	
6	2031	\$8,697	\$54,636	\$86,458	\$45,939	(\$31,821)	
7	2032	\$8,958	\$56,275	\$89,051	\$47,318	(\$32,776)	
8	2033	\$9,227	\$57,964	\$91,723	\$48,737	(\$33,759)	
9	2034	\$9,503	\$59,703	\$94,474	\$50,199	(\$34,772)	
10	2035	\$9,788	\$61,494	\$97,309	\$51,705	(\$35,815)	
11	2036	\$10,082	\$63,339	\$100,228	\$53,256	(\$36,889)	
12	2037	\$10,385	\$65,239	\$103,235	\$54,854	(\$37,996)	
13	2038	\$10,696	\$67,196	\$106,332	\$56,500	(\$39,136)	
14	2039	\$11,017	\$69,212	\$109,522	\$58,195	(\$40,310)	
15	2040	\$11,347	\$71,288	\$112,807	\$59,941	(\$41,519)	
16	2041	\$11,688	\$73,427	\$116,192	\$61,739	(\$42,765)	
17	2042	\$12,039	\$75,629	\$119,677	\$63,591	(\$44,048)	
18	2043	\$12,400	\$77,898	\$123,268	\$65,499	(\$45,369)	
19	2044	\$12,772	\$80,235	\$126,966	\$67,464	(\$46,730)	
20	2045	\$13,155	\$82,642	\$130,775	\$69,488	(\$48,132)	

21	2046	\$13,549	\$85,122	\$134,698	\$71,572	(\$49,576)
22	2047	\$13,956	\$87,675	\$138,739	\$73,719	(\$51,064)
23	2048	\$14,375	\$90,306	\$142,901	\$75,931	(\$52,596)
24	2049	\$14,806	\$93,015	\$147,188	\$78,209	(\$54,173)
25	2050	\$15,250	\$95,805	\$151,604	\$80,555	(\$55,799)
26	2051	\$15,708	\$98,679	\$156,152	\$82,972	(\$57,473)
27	2052	\$16,179	\$101,640	\$160,836	\$85,461	(\$59,197)
28	2053	\$16,664	\$104,689	\$165,662	\$88,025	(\$60,973)
29	2054	\$17,164	\$107,830	\$170,631	\$90,666	(\$62,802)
30	2055	\$17,679	\$111,064	\$175,750	\$93,385	(\$64,686)
Total		\$356,911	\$2,161,546	\$3,548,127	\$1,804,635	(\$1,386,581)
				Discounted->	\$318,634	(\$335,169)

Notes

This project will provide 68 total units (11 Supportive and 57 Affordable). The average AMI will be 56% (\$38k for one person and \$44k for two people). There will be an additional fire tax of \$113,039 over 30 years. These properties are long-term assets for Regan Development and they are committed to being long-term owners and operators in the community- Regan is not building this property with the intention of selling and moving on. The long-term commitment is a big part of why other IDA's have been comfortable granting 30-year PILOT's. Regan will be partnering with Springbrook, a local nonprofit, for the supportive housing units. Additionally, the ground floor of this building will contain a 6,000 sq ft daycare center which will be operated by a third party. This project encompasses both the housing and childcare that is desperately needed in Cortland County.

Does the IDA believe the project can be accomplished in a timely fashion?

Yes

Does this project provide onsite childcare facilities?

Yes

Benefit to Cost Ratio			
	Benefit*	Cost*	Ratio
Local	\$19,149,433	\$1,031,640	19:01
State	\$1,027,433	\$696,471	1:01
	\$20,176,866	\$1,728,110	12:01

CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

**TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY
40 MAIN STREET
CORTLAND, NEW YORK 13045**

APPLICANT: Cortlandville Commons LLC

APPLICANT'S STREET ADDRESS: 1055 Saw Mill River Rd

CITY: Ardsley STATE: NY PHONE NO.: (914) 693-6613

E-MAIL ADDRESS: gabe@reganddevelopment.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Larr Regan, Gabe Regan, Hannah Cedermark

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: Cannon Heyman & Weiss

NAME OF ATTORNEY: Chris Babcock

ATTORNEY'S STREET ADDRESS: 54 State Street, Suite 1001

CITY: Albany STATE: NY PHONE NO.: (518) 807-0224

E-MAIL ADDRESS: cbabcock@chwattys.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION

INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, email an electronic copy to the Agency at info@cortlandbusiness.com
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Five Thousand Dollars (\$5000) for Renewable Energy and Five Hundred Dollars for all others (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has established a project fee of a minimum of 1% for each project in which the Agency participates. UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.

FOR AGENCY USE ONLY

1.	Project Name or Number	_____
2.	Date Application Received by Agency	_____, 20__
3.	Date Application Referred to Attorney for Review	_____, 20__
4.	Date Copy of Application Mailed to Members	_____, 20__
5.	Date Notice of Agency Meeting on Application Posted	_____, 20__
6.	Date Notice of Agency Meeting on Application Mailed	_____, 20__
7.	Date of Agency Meeting on Application	_____, 20__
8.	Date Agency Conditionally Approved Application	_____, 20__
9.	Date Scheduled for Public Hearing	_____, 20__
10.	Date Environmental Assessment Form ("EAF") Received	_____, 20__
11.	Date Agency Completed Environmental Review	_____, 20__
12.	Date of Final Approval of Application	_____, 20__

I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")

A. Identity of Company:

1. Company Name: Cortlandville Commons LLC
Present Address: 1055 Saw Mill River Rd #204
Zip Code: 10502 Employer ID No.: 41-4992929

2. Indicate type of business organization of Company:

- a. ☐ Corporation. Incorporated in what country? _____;
State: _____; Date Incorporated: _____;
Authorized to do business in New York State? Yes _____ No _____
i. Is the Corporation Publicly Held? Yes _____ No _____. If yes, please list
exchanges where stock is traded: _____
ii. If no, list all Stockholders having a 5% or more interest in the
Company:

Name	Address	Percentage of Holding

- b. ☐ Partnership. General or Limited partnership? _____
Name all partners below:

Name	Address	General Partner	Limited Partner

- c. ☒ Limited Liability Company. Formed in what country USA;
 State: NY; Date of Formation: 3/19/2026;
 Authorized to do business in New York State? Yes X No _____;
 Name all members below:

Name	Address	Membership Percentage
Cortlandville Commons Manager LLC	1055 Saw Mill River Rd, Ardsley, NY 10502	.01%
To-Be-Named Investor Member	TBD	99.99%

- d. ☐ Sole proprietorship. Name of Sole Proprietor: _____

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: Regan Development Corporation. LLC is single-purpose entity for this development

B. Management of Company:

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
Lawrence Regan	Managing Member
Kenneth Regan	Managing Member
Gabriel Regan	Member
Jeremy Regan	Member

C. Company/Management History:

- Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes _____ No X.
- Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes _____ No X.
- Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes _____ No X.

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

II. **PROPOSED PROJECT DATA**

A. **Description of the Project:**

1. Please provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):
Summary attached

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):
The affordable housing development would not be able to afford the taxes that a
market rate development could. The rents are regulated at a state level and are
not allowed to be raised more the 2-3% a year. Therefore, the deal could not be
supported without the PILOT.

3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:

☒ Yes ☐ No
4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages):
The project would not be able to proceed without the assistance of the IDA and the long-
term tax abatement. The deal needs the tax break to assure that the property could stay
afloat from an operational standpoint. The property cannot afford to pay market rate
taxes.

B. **Location of Project:**

1. Street Address: 968 NYS RT-13
2. City: _____
3. Town: Cortlandville
4. Village: _____
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: No
6. School District: City of Cortland
7. Tax Parcel Nos.: 96.13-01-02.110

C. Description of the Project site:

1. Approximate size (in acres or square feet) of the Project site: 18.2
Attach a map, survey or sketch of the Project site.

2. Are there existing buildings on the Project Site?

Yes _____ No X _____. If yes,

a. Indicate each existing building and indicate the approximate size (in square feet) of each building:

b. Are the existing buildings in operation? Yes _____ No X _____.
If yes, describe the present use of each building in operation:

c. Are the existing buildings abandoned? Yes _____ No X _____.
About to be abandoned? Yes _____ No X _____. If yes,
describe:

d. Attach photographs of existing buildings.

3. Utilities Serving the Project Site:

Water: Municipal X, Other _____. If other, describe _____

Sewer: Municipal X, Other _____. If other, describe _____

Electric Utility Co.: National Grid

Natural Gas Utility Co.: National Grid

Other Utility Sources: _____

4. Present Legal Owner of the Project Site:

a. If the Company owns the Project site, indicate:

Date of Purchase: _____

Purchase Price: _____

- b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site?

Yes X No _____. If yes, indicate:

Date Contract Signed: 6/23/22

Date Ability to Purchase Expires: 10/30/26

- c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site?

Yes X No _____. If yes, describe:

Purchase and Sale Agreement signed with an expiration date of 10/30/26

5. Zoning District in which the Project is located: B-3

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project?

Yes X No _____. If yes, list below and attach copies of all variances or special permits:

All variances obtained and attached

D. Description of the Proposed Construction:

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes X No _____. If yes, indicate number of and size of new buildings:

One new building (4 stories) totaling 86,544 SF

Building foot print is 21,636 SF

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes _____ No X. If yes, indicate:

a. The number of buildings to be expanded or renovated: _____

b. The size of any expansions: _____

c. The nature of expansion and/or renovation: _____

-
3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded:
Cortlandville Commons LLC will acquire the land in order to develop
a 68-unit new, affordable, energy-efficient, rental housing complex
that will house tenants making up to 70% of AMI.

E. Description of the Equipment:

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes X No _____. If yes, describe the Equipment:
The building will house mechanical engineering equipment such as
HVAC, electrical, and plumbing equipment needed to operate the
apartment complex. There will also be a gas generator on-site.
2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment? Yes _____ No X _____. If yes, please provide detail below:

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:
Cortlandville Commons LLC will hire a general contractor to
purchase the equipment and install it during the construction of the
rental housing development.

F. Project Use:

1. What are the principal products to be produced at the Project site? Project will be an affordable, rental housing development. No products
will be produced at the site.

2. What are the principal activities to be conducted at the Project? Project will be an affordable, rental housing development. There will also be a
children's daycare facility onsite.

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

Yes X No _____. If yes please provide detail:

A children's daycare facility will be included in a ~6,200 SF commercial space.

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 6.56 %

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

- a. Will the Project be operated by a not-for-profit corporation?
Yes _____ No _____. If yes, please explain:

- b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

Yes _____ No _____. If yes, please explain:

- c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

Yes _____ No _____. If yes, please explain:

- d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be

reasonably accessible to the residents of the city, town or village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes ____ No _____. If yes, please provide detail:

- e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes ____; No _____. If yes, please explain:

6. If the answers to any of subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes ____ No _____. If yes, please explain:

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes ____ No X _____. If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes_____ No X . If yes, provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

Yes_____; No_____. If yes, please provide detail:

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

Yes_____ No_____. If yes, please provide detail:

G. Project Status:

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

Yes X No_____. If yes, please discuss in detail the approximate stage of such acquisition:

There is a signed purchase and sale agreement, which will close the day the project closes on construction financing. The expected date of this is August 19th, 2026.

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

Yes_____ No X . If yes, please discuss in detail the approximate stage of such acquisition:

The general contractor will take steps to purchase the equipment once the project closes on its construction financing.

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes _____ No X _____. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures:

\$582,409.15 for civil design and predevelopment costs including obtaining local approvals,

market study, appraisal, environmental studies, solar contracts and surveys.

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT
(PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT)

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes _____ No X _____. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name: _____

Present Address: _____

City: _____ State: _____ Zip: _____

Employer's ID No.: _____

Sublessee is: _____ Corporation; _____ Partnership; _____; Limited Liability Company; _____ Sole Proprietor

Relationship to Company: _____

Percentage of Project to be leased or subleased: _____

Use of Project intended by Sublessee: _____

Date of lease or sublease to Sublessee: _____

Term of lease or sublease to Sublessee: _____

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes _____ No _____.

If yes, please provide on a separate attachment

- a. details; and
- b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? _____%

IV. EMPLOYMENT IMPACT

A. Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Retained</u>	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be <u>Created</u> by Two years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion**
Present Full Time	0		0	0
Present Part Time	0		0	0
First Year Full Time	0		12	12
First Year Part Time	0		0	0
Second Year Full Time	0		0	0
Second Year Part Time	0		0	0
Total:	0		12	12

**For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management	\$50,000-\$60,000	\$14,000-\$15,000
Professional	\$20,000-\$50,000	Amount TBD by daycare provider
Administrative		
Production		
Independent Contractors		
Other		

B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:

Project Site Completion Date: November 2027

Project Site Occupancy Date: December 2027

V. PROJECT COST

A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

Description of Cost:

Amount:

Land Acquisition	\$ 500,000
Building Construction	\$ 20,737,500
Building Renovation	\$ 0
Machinery and equipment costs	\$ Included in building construction
Utilities, roads and appurtenant costs	\$ Included in building construction
Architects and engineering fees	\$ 575,000
Costs of Bond issue (legal, financial and printing)	\$ 0
Construction loan fees and interest (if applicable)	\$ 2,244,537
Other (specify)	
Developer Fee	\$ 3,000,000
Operating Reserve	\$ 166,551
Legal Fees	\$ 285,000
Soft Costs	\$ 1,446,776
TOTAL PROJECT COSTS:	\$ 28,955,364

B. Have any of the above expenditures already been made by the Applicant?

Yes X No . If yes, indicate particulars:

Civil design and predevelopment costs including obtaining local approvals, market study,

appraisal, environmental studies, and surveys.

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes X No _____.
2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes X No _____.
3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes X No _____.
4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
 - a. N.Y.S. Sales and Compensating Use Taxes: \$ 1,200,000
 - b. Mortgage Recording Taxes: \$ 192,941
 - c. Real Property Taxes: \$ 1,386,581
(Please consult with the Agency in calculating the estimated value of the real property tax exemption)
 - d. Other (please specify):

_____ \$ _____
\$ _____
\$ _____
5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes X No _____. If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:
We are not seeking the UTEP. We are not following the uniform schedule because
we need a specific number of years.

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes _____ No X. If yes, indicate:
 - a. Principal Amount of Bonds Requested \$ _____
 - b. Maturity Requested _____ Years
 - c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes _____ No _____.

2. What is the approximate amount of private sector financing to be obtained? \$ 19,294,179 (construction loan). Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes X No _____. \$19,294,179 (Construction Loan)
If yes, what is the approximate amount of private sector financing to be secured? \$ 19,294,179 (construction source).
(\$19,294,179 Construction Source)
3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes X No _____.
What is the approximate amount of public sector financing to be obtained? \$ 27,091,586 (permanent sources). (\$27,091,586 Permanent Sources)
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes X No _____.
If yes, what is the approximate amount of public sector financing to be secured? \$ 27,091,586 (LIHTC equity+HTF+OPWDD ISH+HCR CIF).
(\$27,091,586 LIHTC Equity + HTF +OPWDD ISH + HCR CIF)
4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant
\$ 1,863,776 (permanent sources: Sponsor commercial loan+deferred developer fee).
(\$1,863,776 Permanent Sources: Sponsor Commercial loan+Deferred Developer fee)
5. Please state the approximate total amount of borrowed funds to be invested in the Project \$ 28,274,179 (construction loan+HTF+OPWDD ISH+HCR CIF).
\$28,274,179 (Construction Loan+HTF+OPWDD ISH+HCR CIF)

VII. **REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the Agency as follows:

- A. **Job Listings:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.
- D. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- E. **Annual Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.
- F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- _____
- _____
- _____
- _____
- _____
- G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or Owner of the Premises to prepare and submit an environmental assessment and audit report including, but not limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the Owner and/or the Applicant.

All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-13, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made with reports required herein.

- I. **Release:** The Applicant and/or Owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or Owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations and audits.
- J. **Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suit or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency in connection with the Project, may be subject to recapture and/or termination by the Agency under such

terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application including, without limitation, information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

- K. False or Misleading Information.** The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

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VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

STATE OF New York)
COUNTY OF Westchester) ss.:

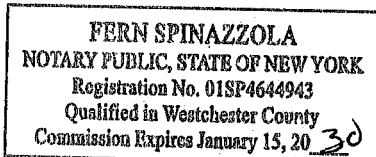
Lawrence Regan deposes and says, under the penalties of perjury, that he/she is the Managing Member (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of Cortlandville Commons LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a Limited Liability Company (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as Managing Member of the applicant and from the books and records of the applicant.

Signature: _____

Print Name: Lawrence Regan

Sworn to before me this 28th
day of May, 2022

Notary Public



VERIFICATION

(If applicant is sole proprietor)

STATE OF _____)
COUNTY OF _____) ss.:

_____ deposes and says, under the penalties of perjury, that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the grounds of deponent's belief relative to all matters in the said application, which are not stated upon his/her own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application.

Signature: _____
Print Name: _____

Sworn to before me this _____
day of _____, 20____

Notary Public



Cortland County
Industrial Development Agency

Financial Reports

Cortland County IDA
Balance Sheet
May 31, 2026

ASSETS

CURRENT ASSETS

NBT - Checking 5112	\$ 28,213.63
NBT Proj Invest Checking	2,750,055.06
NBT Money Mkt Savings	125,732.67
Prepaid Expenses	850.80
	<u> </u>

TOTAL CURRENT ASSETS		2,904,852.16
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PROPERTY AND EQUIPMENT

Land-Railroad Properties	209,818.00
Land-Contento Property	91,835.00
Land-Cleveland St - Apex	303,143.60
Building- 5 Kennedy Pkwy	182,345.26
Leasehold Improvements	3,376.80
Accum.Depreciation-L.H.I.	(3,376.80)
Office Equipment/Furniture	2,159.08
Accum.Depreciation-FF&E	(539.77)
	<u> </u>

NET PROPERTY & EQUIPMENT		788,761.17
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RECEIVABLES

Lease A/R - Park Outdoor	42,232.94
	<u> </u>

TOTAL RECEIVABLES		<u>42,232.94</u>
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TOTAL ASSETS	\$	<u><u>3,735,846.27</u></u>
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LIABILITIES/FUND BALANCE

CURRENT LIABILITIES

TOTAL CURRENT LIABILITIES		0.00
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LONG TERM LIABILITIES

Deferred Inflows-Leases	\$ 42,232.94
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TOTAL LONG TERM LIABILITIES		42,232.94
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TOTAL LIABILITIES		<u>42,232.94</u>
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FUND BALANCE

Unrestricted Earnings	3,157,669.50
Net Income	535,943.83
	<u> </u>

TOTAL FUND BALANCE		<u>3,693,613.33</u>
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TOTAL LIAB & FUND BALANCE	\$	<u><u>3,735,846.27</u></u>
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Cortland County IDA
Income Statement
For the Five Months Ending May 31, 2026

	Current Month	Year to Date
REVENUE		
Application Fees	\$ 0.00	\$ 20,000.00
Project Fee	0.00	17,600.00
Interest on Deposits	5,849.96	26,486.31
Lease Interest Revenue	0.00	1,123.40
Land Lease	0.00	13,709.60
Homer Ave Bridge Project	0.00	525,875.00
Cortlandville PV Solar PILOT	0.00	27,500.00
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville LLC	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Total Revenue	5,849.96	831,151.66
TOTAL REVENUE	5,849.96	831,151.66
EXPENSES		
5 Kennedy Pkwy	490.90	4,930.90
Contento Project Expenses	0.00	390.00
Apex/Cleveland St Property	60.26	274.13
Accounting	0.00	8,700.00
Legal	0.00	3,504.50
Meetings/Seminars/Conf	0.00	150.00
Property Tax-Sewer/Water	0.00	209.24
D & O Insurance	122.92	614.60
Depreciation	0.00	77.11
Creamery Hills PILOT	0.00	12,376.31
83-85 Main LLC PILOT	0.00	16,393.05
Lapeer Cortland Solar PILOT	0.00	45,000.00
DG NY 1 C Ville	0.00	24,354.72
Janis Solar LLC	0.00	32,472.96
Yellow 3 LLC	0.00	17,860.13
DG NY C'Ville #3	0.00	23,877.18
Crescent Commons	0.00	26,523.00
Cortlandville PV Solar PILOT	0.00	27,500.00
BDC Admin Support	0.00	50,000.00
TOTAL EXPENSES	674.08	295,207.83
NET INCOME	\$ 5,175.88	\$ 535,943.83



Cortland County
Industrial Development Agency

Director's Report

Director's Report

June 8, 2026

Current:

- Housing Projects
 - Regan Development (68 & Daycare)- Cortlandville Commons LLC
 - Arbor Brook Flats (36) – Homer
 - Gillette Skirt Factory (23) – City of Cortland
 - River Street Senior Housing (58) – Cortland Housing Assistance Council, Inc.
 - 1342 Fisher Ave (8 units) - Delvecchio
 - Marathon NY Forward
- EPA Brownfield Grant – BCBP (Brownfield Cleanup Program) - APEX
- AES Solar – formerly EDF – Cortlandville, Homer, Solon
 - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
- Scott Road Solar – Homer 5MW
 - Preliminary inducement 2.9.26 – Final Inducement 3.9.26
 - Transfer June 8, 2026 meeting
- Crown City Solar (3) applications
 - Preliminary Inducement 3.9.26 – Final Inducement 4.13.26
 - Project 3 delayed with DEC
- Marathon NY Forward
 - Project totals \$6.5m submitted to NYS
- Homer Bridge – FEMA \$525,875 – Buhl is preparing RFP
- 5 Kennedy Parkway
- Cortland County Audit
- Occupancy Tax Local Law Passed County Legislature
- Village of Homer Small Project
- Preble RFP
- Micron Tri County Alliance
- **Meet & Greet**s
 - Dan Liedka – Visit Syracuse
 - Shannon Fults – CenterState CEO
 - Classy Canna, Homer Men & Boys, Endure, Armedeo, Arnold's, Brewster, Little Italy, Berkshire Hathaway
 - Bill Brower & Mohammed Thiam – MACNY
 - Diane Lamson - IMS