

COUNTY OF FRANKLIN
INDUSTRIAL DEVELOPMENT AGENCY 

355 West Main Street, Suite 428
Malone, New York 12953
(518) 483-9472
www.franklinida.org
admin@franklinida.org

APPLICATION

Legal Name: Oval Wood Dish LLC
Street Address: 116 Demars Blvd
City: Tupper Lake State: NY Zip Code: 12986
Phone #: (315) 472-3820 Email: ctrevisani@housingvisions.com

If Applicant is represented by an Attorney, complete the following:

Name of Firm: Lynn, D'Elia, Temes and Stanczyk
Name of Attorney: Phil Borrelli
Street Address: 449 S. Salina St. Suite 200
City: Syracuse State: New York Zip Code: 13202
Phone #: (315) 476-1010 Email: phil@ldts-law.com

Name of Person(s) authorized to speak for Applicant with respect to this application:

Christopher Trevisani, Joe Gehm

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

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

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary 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, return one (1) copy of this application to the Agency at the address indicated on the first page of this application, and one (1) electronic copy to admin@franklinida.org.
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, or in the alternative, receives evidence satisfactory to the Agency and its counsel that the requirements of Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York relating to the Project have been complied with.
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 the Public Officers Law.
8. The Applicant will be required to pay all actual costs incurred in connection with this application and the Project contemplated herein to the Agency (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 local counsel and/or bond/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s local counsel and/or bond/special 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 a non-refundable application fee of \$2,500.00 and a \$500 processing fee payable to the Agency at the time the application is submitted. The \$2,500.00 fee will be credited towards the total fee at closing. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE FEES.**
10. The Agency has established a project fee 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.**

AGENCY FEE SCHEDULE INFORMATION

Application Fee:

The Agency has established a non-refundable application fee of \$2,500.00 and a \$500 processing fee payable to the Agency at the time the application is submitted. The \$2,500.00 fee will be credited towards the total fee at closing.

Agency Fees:

- 1) Bond Transactions: 1% of bond amount
- 2) Sale Leaseback Transactions: 1% of Total Project Cost
- 3) Refinance of existing IDA bonds: .50%
- 4) Sales Tax and/or Mortgage Tax Exemption: 10% of Benefit

Agency Local Counsel, and/or Bond/Special Counsel Fees:

In connection with the Project there will be fees of the Agency's Local Counsel, and/or Bond/Special Counsel. The amount of such fees is based on, among other things, the structure and size of the financing. An estimate of such fees will be provided shortly after the Applicant delivers the Application to the Agency. Please note that legal fees will be due and payable even if the project does not close.

SUMMARY OF PROJECT

Applicant: Oval Wood Dish LLC

Contact Person: Christopher Trevisani

Phone Number: (315) 472-3820 Email: ctrevisani@housingvisions.org

Occupant: n/a

Project Location: 116 Demars Blvd, Tupper Lake, NY 12986

Approximate Size of Project Site: 1.49 acres

Description of Project: The development team plans to bring back the former Oval Wood Dish Factory by rehabilitating 124,647 SF of an abandoned building with a modern co-working space, commercial space and constructing 80 workforce housing units as well as indoor climate controlled storage units. Creating a true live, work, play project. This roughly \$39 million certified historic redevelopment project includes new HVAC, plumbing, mechanicals, site work, fire suppression, utilities and masonry work. The project also includes the installation of new

Type of Project: Manufacturing Warehouse/Distribution
 Commercial Not-For-Profit
 Other-Specify: mixed use residential/commercial development

Employment Impact: Existing Jobs: 0
 New Jobs: 3

Project Cost: \$ 39,051,522

Type of Financing: Tax-Exempt Taxable PILOT/Straight Lease

Amount of Bonds Requested: \$ 0

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$	<u>1,065,378</u>
Mortgage Recording Taxes:	\$	<u>TBD</u>
Real Property Tax Exemptions:	\$	<u>352,050</u>
Other (please specify):	\$	<u> </u>

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>0</u>
Estimate of Jobs to be Created:	<u>3</u>
Estimate of Jobs to be Retained:	<u>0</u>
Average Estimated Annual Salary of Jobs to be Created:	<u>38,333</u>
Annualized Salary Range of Jobs to be Created:	<u>35,000-40,0</u>
Estimated Average Annual Salary of Jobs to be Retained:	<u>0</u>

INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT
(HEREINAFTER, THE "COMPANY")

Legal Company Name: Oval Wood Dish LLC Year Formed: TBD

Physical Address: 116 Demars Blvd, Tupper Lake, NY 12986

Mailing Address: 1201 East Fayette Street, Syracuse, NY 13210

Federal Tax ID: TBD SIC Code: 6513

Corporation
Country Incorporated: _____
State Incorporated: _____
Type: _____
Authorized to do business in NY? Yes No

Partnership
Type: _____
General Partners: _____
Limited Partners: _____

Limited Liability Company
Date Created: TBD

Sole Proprietorship

If the Company differs from the Applicant, give details of relationship: n/a

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: n/a

Management of Company: List all owners, officers, members, directors and partners (complete all columns for each person):

Name	Business Address	Office Held	Other Principal Business
Joe Gehm	1201 East Fayette Street, Suite 26, Syracuse, NY 13210	Member	
Ben Lockwood	1201 East Fayette Street, Suite 26, Syracuse, NY 13210	Member	

Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes No

Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)?
 Yes No

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

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

Principal Owners of Company: Is Company publicly held? Yes No

If yes, list exchanges where stock traded: _____

If no, list all stockholders having a 5% or more interest in the Company:

Name	Business Address	Position	Percentage of Ownership
Oval Wood Dish LLC	116 Demars Blvd Tupper Lake, NY 12986	owner	100%

Company's Principal Bank(s) of account: Adirondack Federal Credit Union

DATA REGARDING PROPOSED PROJECT

Summary: (Please provide a brief narrative description of the Project.)

The development team plans to bring back the former Oval Wood Dish Factory by rehabilitating 124,647 SF of an abandoned building with a modern co-working space, commercial space and constructing 80 workforce housing units as well as indoor climate controlled storage units. Creating a true live, work, play project. This roughly \$39 million certified historic redevelopment project includes new HVAC, plumbing, mechanicals, site work, fire suppression, utilities and masonry work. The project also includes the

Location of Proposed Project:

Street Address: 116 Demars Blvd
City of:
Town of: Tupper Lake
Village of: Tupper Lake
County of: Franklin

Project Site:

Approximate size (in acres or square feet) of Project site: 1.49 acres

Is a map, survey, or sketch of the project site attached? Yes No

Are there existing buildings on project site? Yes No

If yes, indicate number and approximate size (in square feet) of each existing building:
124,647 square feet

Are existing buildings in operation? Yes No

If yes, describe present use:

Are existing buildings abandoned? Yes No

About to be abandoned? Yes No

If yes, describe: former Oval Wood Dish Factory

Attach photograph(s) of existing buildings

Utilities serving project site:

Water-Municipal: yes
Other (describe): _____
Sewer-Municipal: yes
Other (describe): _____
Electric-Utility: Village of Tupper Lake Municipal Electric
Other (describe): _____
Heat-Utility: Village of Tupper Lake Municipal Electric
Other (describe): _____

Present legal owner of project site: Oval Wood Dish LLC

If the Company owns project site, indicate date of purchase: 4/14/2021
Purchase price: \$ 1,000,000

If Company does not own the Project site, does Company have option signed with owner to purchase the Project site? Yes No
If yes, indicate date option signed with owner: n/a Date option expires: n/a

If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site? Yes No
If yes, describe: n/a

Zoning District in which the project site is located: C

Are there any variances or special permits affecting the site? Yes No
If yes, list below and attach copies of all such variances or special permits:

Variance granted by the planning board to construct mixed use multi-family development

Buildings:

Does part of the project consist of a new building(s)? Yes No
If yes, indicate number and size of new buildings: _____

Does part of the project consist of additions and/or renovations to the existing building(s)? Yes No
If yes, indicate the building(s) to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

Complete site and building environmental remediation, complete interior and exterior renovation including structural repairs.

Describe the principal uses to be made by the Company of the building(s) to be acquired, constructed, or expanded: multi-use, workforce housing, and limited commercial space

Description of the Equipment:

Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes No
If yes, describe the Equipment: Utility transformer, all HVAC components, all lighting, all appliances (stov

With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes No
If yes, please provide detail: _____

Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

Project Use:

- 1) What are the principal products to be produced at the Project? Not Applicable
- 2) What are the principal activities to be conducted at the Project? residential and commercial use
- 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 No
If yes, please provide detail: _____
- 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? 0 %
- 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: Housing Visions Consultants, a not-for-profit will be property manager
 - b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes No
If yes, please explain: n/a
 - c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes No
If yes, please explain: n/a
 - 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: n/a
 - e. Will the Project be located in one of the following: (i) an area designated as an economic development 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 (x) 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 (y) 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: Empire Zone
- 6) If the answers to any of subdivisions c. through e. of question 5 is 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: n/a
- 7) Will the completion of the Project result in the removal of a plant or facility 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
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 located in the State of New York? Yes No
If yes, please 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:

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: _____

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: n/a

10) Will the Project be owned by a not-for-profit corporation? Yes No
If yes, please provide detail: _____

11) Will the Project be sold or leased to a municipality? Yes No
If yes, please provide detail: _____

Other Involved Agencies:

Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

NYS HCR (New York State Homes Community Renewal)
Tupper Lake Building Department
Village of Tupper Lake Planning/Zoning Departments
NYS Historic Preservation Office and National Parks Service

Describe the nature of the involvement of the federal, state, or local agencies described above:

Financing (NYS HCR, NYS DOS, NYS ESD)
Local Approvals (Zoning & Variance)
Local Building Permits

Construction Status:

Has construction work on this project begun? Yes No
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.:

Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:

Purpose	Amount
land aquisition	1,000,000
soft cost to date	250,000

Please indicate the date the Applicant estimates the Project will be completed: October 2024

Method of Construction After Agency Approval:

1. If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The Applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the Applicant can request to be appointed as "Agent" of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the Applicant wish to be designated as "Agent" of the Agency for purposes of constructing the project? Yes No
2. If the answer to question 1 is yes, does the Applicant desire such "Agent" status prior to the closing date of the financing? Yes No

INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT

(Complete the following section if the Company intends to lease or sublease any portion of the project)

Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project?
 Yes No

If yes, please complete the following for each existing or proposed tenant or subtenant:

Sublessee name: n/a

Present Address: _____

Federal Tax ID: _____ Sublessee is: Corporation

Relationship to Company: _____ Limited Liability Corporation

Percentage of Project to be leased/subleased: _____ Partnership

Sole Proprietorship

Use of Project intended by Sublessee: _____

Date of lease/sublease to Sublessee: _____

Term of lease/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 details on a separate attachment, as well as answers to the following questions:

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? _____%

If the answer to the above question is more than 33.33%, indicate whether any of the following apply to the Project:

Will the Project be operated by a not-for-profit corporation? Yes No

If yes, please explain: _____

Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located? Yes No

If yes, please explain: _____

Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York? Yes No

If yes, please explain: _____

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: _____

Will the Project be located in one of the following: (i) an area designated as an economic development 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 (x) 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 (y) 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: _____

If the answers to any of the three questions above is 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: n/a

What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? none

EMPLOYMENT IMPACT

Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (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. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT EMPLOYEES OF APPLICANT					
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI- SKILLED	UN-SKILLED	TOTALS
PRESENT					
- Full Time	0	0	0	0	0
- Part Time	0	0	0	0	0
- Seasonal	0	0	0	0	0
FIRST YEAR					
- Full Time	1	2			
- Part Time					
- Seasonal					
SECOND YEAR					
- Full Time	1	2			
- Part Time					
- Seasonal					

TYPE OF EMPLOYMENT INDEPENDENT CONTRACTORS					
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI- SKILLED	UN-SKILLED	TOTALS
PRESENT					
- Full Time					
- Part Time					
- Seasonal					
FIRST YEAR					
- Full Time					

- Part Time					
- Seasonal					
SECOND YEAR					
- Full Time					
- Part Time					
- Seasonal					

TYPE OF EMPLOYMENT					
EMPLOYEES OF INDEPENDENT CONTRACTORS					
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI- SKILLED	UN-SKILLED	TOTALS
PRESENT					
- Full Time					
- Part Time					
- Seasonal					
FIRST YEAR					
- Full Time					
- Part Time					
- Seasonal					
SECOND YEAR					
- Full Time					
- Part Time					
- Seasonal					

Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the North Country Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the chart below.

RELATED EMPLOYMENT INFORMATION				
	PROFESSIONAL OR MANAGERIAL	SKILLED	SEMI-SKILLED	UN-SKILLED
Estimated Salary and Fringe Benefit Averages of Ranges	45,000	35,000		
Estimated Number of Employees Residing in the North Country Economic Development Region ¹	1	2		

¹The North Country Economic Development Region consists of the following counties: Clinton, Essex, Franklin, Hamilton, Jefferson, Lewis and St. Lawrence

Please describe the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

The new jobs will be created at the completion of construction

Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should describe the activities or work performed for each type of employment.

PROJECT COST AND FINANCING SOURCES

Anticipated Project Costs. 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:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ <u>1,182,168</u>
Buildings	\$ <u>28,554,863</u>
Machinery and equipment costs	\$ <u>130,000</u>
Utilities, roads and appurtenant costs	\$ <u>In Land</u>
Architects and engineering fees	\$ <u>1,110,573</u>
Costs of financing	\$ _____
Construction loan fees and interest (if applicable)	\$ <u>2,129,306</u>
Other (specify)	
Other Operating Costs/Accounting/Legal	\$ <u>1,325,373</u>
Development	\$ <u>4,394,404</u>
Reserves/Soft Cost Contingency	\$ <u>224,834</u>
TOTAL PROJECT COSTS	\$ <u>39,051,522</u>

Anticipated Project Financing Sources. State the sources reasonably necessary for the financing 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:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ <u>See attached</u>
Public Sector	
Federal Programs	\$ _____
State Programs	\$ _____
Local Programs	\$ _____
Applicant Equity	\$ _____
Other (specify, e.g., tax credits)	
	\$ _____
	\$ _____
	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ _____

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

Yes No

If yes, indicate particulars.

Property Acquisition
 Engineering & Architectural
 Survey
 Environmental

Amount of financing requested: \$ PILOT Maturity requested: 30 years

Has a commitment for financing been received as of this application date, and if so, from whom?

Yes No Institution Name: NYS DOS - Downtown Revitalization Initiative

Provide name, telephone number and email address of the person we may contact.

Name: Christopher Trevisani Phone: (315)472-3820

Email: ctrevisani@housingvisions.com

The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 29 %

The total amount estimated to be borrowed to finance the Project is equal to the following:

\$ 1,860,000

Other (please specify):

_____ \$ _____
_____ \$ _____

Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes No

If yes, please explain: _____

Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

Representations by the Applicant. The Applicant understands and agrees with the Agency as follows:

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 "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

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.

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.

Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

Uniform Agency Project Agreement. The Applicant agrees to enter into a project benefits agreement with the Agency where the Applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the Applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency by or on behalf of the Applicant

in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the Applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the Applicant.

Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

The Agency Financial Assistance is crucial to this project and will allow for the rent structure to be affordable, thus filling a much needed gap in the current rental market.

Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal Law including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

Compliance with Federal, State, and Local Laws. The Applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

False or Misleading Information. The Applicant understands that the submission of any knowingly false or knowingly misleading information 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.

Absence of Conflicts of Interest. The Applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. 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:

n/a


Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at <http://www.franklinida.org/>.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Applicant: Christopher Trevisani

Signed By:

Print Name & Title:


CHRISTOPHER TREVISANI

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 20 THROUGH 23 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 24.

HOLD HARMLESS AGREEMENT

Applicant hereby releases County of Franklin Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, 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 attached Application, regardless of whether or not the application or the project described therein or tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (ii) the Agency's acquisition, construction and/or installation of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Applicant: Oval Wood Dish. LLC
Signed By: [Signature]
Print Name & Title: Benjamin Lockwood Authorized Signatory

Sworn to before me this
20th day of March, 2023

[Signature]
(Notary Public)

JULIE B. BRISSETTE
Notary Public, State of New York
Qualified in Onon. Co. No. 01394871970
Commission Expires Sept. 29, 2026

VERIFICATION – LIMITED LIABILITY COMPANY

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)

that (s)he is one of the members of the firm of _____,
(Limited Liability Company)

the limited liability Company named in the attached application; that (s)he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of her/his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon her/his 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 her/his duties as a member of and from the books and papers of said limited liability Company.

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

(Notary Public)

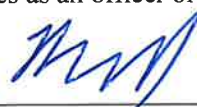
NOTE: THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 24 IS SIGNED BY THE APPLICANT.

VERIFICATION - CORPORATION

STATE OF New York)
) SS.:
COUNTY OF Onondaga)

BENJAMIN LOCKWOOD deposes and says that (s)he is the PRESIDENT AND CEO
(Name of chief executive of Applicant) (Title)
of HOUSING VISIONS CONSULTANTS, INC.
(Company Name)

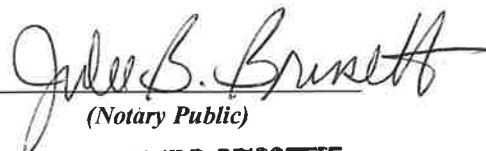
the corporation named in the attached application; that (s)he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of her/his knowledge. Deponent further says that the reason this verification is made by the deponent and not by said Company is because the said Company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon her/his 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 her/his duties as an officer of and from the books and papers of said corporation.



(Officer of Applicant)

Sworn to before me this

20th day of March, 2023



(Notary Public)

JULIE B. BRISSETTE
Notary Public, State of New York
Qualified in Onond. Co. No. 01824871870
Commission Expires Sept. 28, 2026

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	
3. Date application referred to attorney for review	
4. Date copy of application mailed to members	
5. Date notice of Agency meeting on application posted	
6. Date notice of Agency meeting on application mailed	
7. Date of Agency meeting on application	
8. Date Agency conditionally approved application	
9. Date scheduled for public hearing	
10. Date of final approval of application	

VERIFICATION – PARTNERSHIP

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)

that (s)he is one of the members of the firm of _____,
(Partnership Name)

the partnership named in the attached application; that (s)he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of her/his knowledge. The grounds of deponent’s belief relative to all matters in the said application which are not stated upon her/his 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 her/his duties as a member of and from the books and papers of said partnership.

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

(Notary Public)

VERIFICATION – SOLE PROPRIETOR

STATE OF _____)
) SS.:
COUNTY OF _____)

_____, deposes and says
(Name of Individual)

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

Sworn to before me this

_____ day of _____, 20 _____

(Notary Public)

TO: Project Applicants
 FROM: County of Franklin Industrial Development Agency
 SUBJECT: **COST/BENEFIT ANALYSIS**

In order for the County of Franklin Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	Oval Wood Dish LLC
2. Brief Identification of the Project:	Residential/commercial developme
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$ 0
B. Value of Sales Tax Exemption Sought	\$ 1,065,378
C. Value of Real Property Tax Exemption Sought	\$ 352,050
D. Value of Mortgage Recording Tax Exemption Sought	\$ TBD
4. Likelihood of accomplishing the Project in a timely fashion:	great

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ 110,643
2. Site preparation	\$ 1,071,525
3. Landscaping	\$ in site prep
4. Utilities and infrastructure development	\$ in site prep
5. Access roads and parking development	\$ in site prep
6. Other land-related costs (describe)	\$
B. Building-Related Costs	
1. Acquisition of existing structures	\$ 595,770
2. Renovation of existing structures	\$ 25,319,946
3. New construction costs	\$ 0
4. Electrical systems	\$ in renovation
5. Heating, ventilation and air conditioning	\$ in renovation
6. Plumbing	\$ in renovation
7. Other building-related costs (describe)	\$ 2,639,147
Contingency	
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ 0
2. Packaging equipment	\$ 0
3. Warehousing equipment	\$ 0
4. Installation costs for various equipment	\$ 0
5. Other equipment-related costs (describe)	\$ 130,000
Machinery & Equipment	

D.	Furniture and Fixture Costs	
1.	Office furniture	\$ 0
2.	Office equipment	\$ 0
3.	Computers	\$ 0
4.	Other furniture-related costs (describe)	\$ 0
E.	Working Capital Costs	
1.	Operation costs	\$ 677,009
2.	Production costs	\$ 0
3.	Raw materials	\$ 0
4.	Debt service	\$ 1,900,000
5.	Relocation costs	\$ 0
6.	Skills training	\$ 0
7.	Other working capital-related costs (describe)	\$ 224,834
	Operating Reserve & Soft Cost Contingency	
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 1,110,573
2.	Accounting/legal	\$ 515,070
3.	Other service-related costs (describe)	\$ 362,600
	Environmental Testing/Green Consultant/Market Study	
G.	Other Costs	
1.	Development Costs	\$ 4,394,404
2.		\$
H.	Summary of Expenditures	
1.	Total Land-Related Costs	\$ 1,182,168
2.	Total Building-Related Costs	\$ 28,554,863
3.	Total Machinery and Equipment Costs	\$ 130,000
4.	Total Furniture and Fixture Costs	\$ 0
5.	Total Working Capital Costs	\$ 2,801,843
6.	Total Professional Service Costs	\$ 1,988,243
7.	Total Other Costs	\$ 4,394,404

PROJECTED PROFIT

Please provide projected profit as defined by earnings after income tax but before depreciation and amortization:

Year	Without IDA Benefits	With IDA Benefits
1	\$ see attached operating bu	\$
2	\$	\$
3	\$	\$
4	\$	\$
5	\$	\$

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current	0	\$	\$
Year 1	150	\$ 5,500,000	\$ 220,000
Year 2	120	\$ 4,000,000	\$ 160,000
Year 3		\$	\$
Year 4		\$	\$
Year 5		\$	\$

PROJECTED PERMANENT EMPLOYMENT IMPACT

Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables on pages 12-13 of the Application.

Estimates of the total new permanent jobs to be created at the Project are described in the tables on pages 12-13 of the Application.

Please provide estimates for the following:

Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

Provide the projected percentage of employment that would be filled by Franklin County residents:
100 %

Provide a brief description of how the project expects to meet this percentage:

The project will solicit and employ residents of Franklin county in the following capacity
 Property Manager/Leasing staff
 Office staff
 Maintenance staff

It is prudent and will serve the project to employ county residents as the project will need 24/7 supervision

PROJECTED OPERATING IMPACT

Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (<i>1st year following project completion</i>)	\$	250,000
Additional Sales Tax Paid on Additional Purchases	\$	20,000
Estimated Additional Sales (<i>1st full year following project completion</i>)	\$	80,000
Estimated Additional Sales Tax to be collected on additional sales (<i>1st full year following project completion</i>)	\$	6,400

Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes (Without IDA involvement)	New Pilot Payments (With IDA)	Total (Difference)
Current	see attached		
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			

Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):

The development team plans to bring back the abandoned and environmentally impacted 124,647 SF building by building out co-working space, constructing 80 workforce housing units creating a true live, work, play project. This roughly \$39 million certified historic redevelopment project includes new HVAC, plumbing, mechanicals, site work, fire suppression, utilities and masonry work. The project also includes the installation of new high speed internet along Demars Blvd, this will allow OWD residents and co-working tenants to leverage high speed internet or remote working.

This project proposal addresses the housing crisis in the ADK area spurred by a drastic increase in housing prices from 2016-2020 & pandemic related sale of 2nd homes & short-term vacation rental homes creating a significant gap in the availability of workforce housing. The OWD project will bring online 76 mixed-income housing units. The project also brings on much needed co-working & training space; currently there is not sufficient space for training & co-working space in the ADK area. The OWD project will satisfy the need for this space which assists the NCREDC realize its Opportunity Agenda goals of building a local labor force, helping to stem-out migration due to housing shortage, and increase jobs and income by retaining residents in the community. The new production space for RRB will create new jobs & bring further retail & tourism investment into the Tupper Lake community.

The substantial construction investment will energize the Tupper Lake area.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

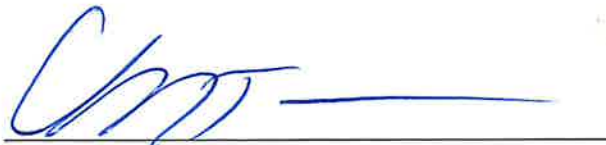
Name of Person completing Project Questionnaire on behalf of the Company:

Name: CHRISTOPHER TREVISANI

Title: VICE PRESIDENT, BUSINESS DEV'T

Phone Number: 315-472-3820

Address: 1201 EAST FAYETTE ST, SYRACUSE, NY 13210


Signature

3/20/23
Date Signed

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Range of Salary and Benefits
Property Manager	1	54,800
Office/Leasing	1	47,950
Maintenance	1	54,800

Should you need additional space, please attach a separate sheet.

Ownership Structure

Following completion of the project, title will be transferred to Oval Wood Dish Housing Development Fund Corporation as the Nominee Owner on behalf of Oval Wood Dish, LLC, the Beneficial Owner.

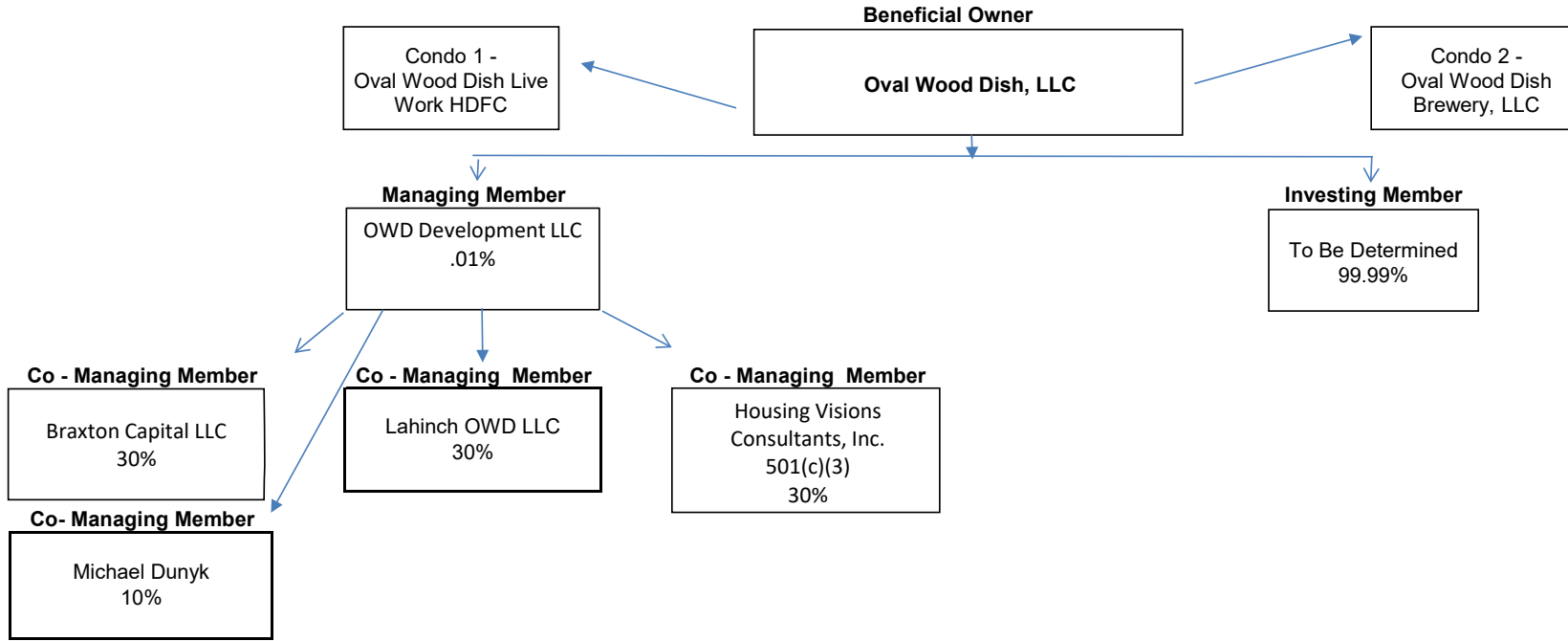
OWD Development LLC will be the Managing Member of Oval Wood Dish, LLC with 0.01% ownership and National Equity Fund will be the Investing Member with the remaining 99.99% ownership stake.

OWD Development LLC, has a co-ownership team consisting of Housing Visions Consultants, Inc. (30% share), Braxton Capital LLC (30% share), Lahinch OWD LLC (30% share), and Michael Dunyk (10% share).

The project was specifically structured as such to allow for the inclusion of a tax credit partner.

It is anticipated that Oval Wood Dish, LLC will be created in Summer, 2023, following the project's expected award of low income housing tax credits. Upon creation, tax identification numbers, articles of incorporation, and other corporate documents will be provided to the IDA.

Oval Wood Dish Ownership Structure



OWD Development, LLC is the Applicant and Developer. Housing Visions Consultants, Inc. will be property manager. OWD Development LLC will be the Managing Member of Oval Wood Dish LLC. Housing Visions Consultants, Inc. (HVC) along with Braxton Capital and Lahinch OWD LLC will each have 30% share, Michael Dunyk will have 10% and will be managing members of OWD Development LLC. HVC is a 501(c)(3) not-for-profit organization and is a subsidiary of and utilizes the employees of Housing Visions Unlimited, Inc. (HVU). HVU is a Community Housing Development Corporation (CHDO), Neighborhood Preservation Company (NPC), and a 501(c)(3) not-for-profit organization with extensive affordable housing expertise and has a mission of "revitalizing and sustaining neighborhoods through a comprehensive approach that improves the quality of life."

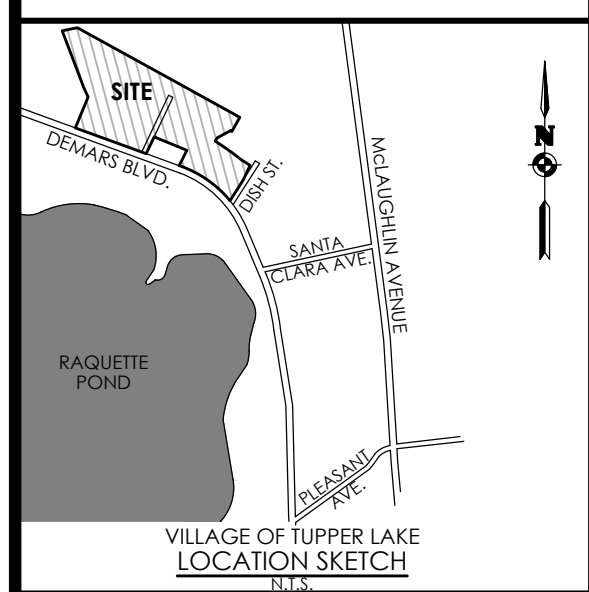
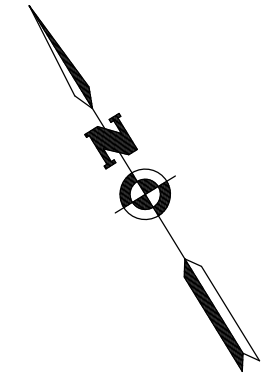
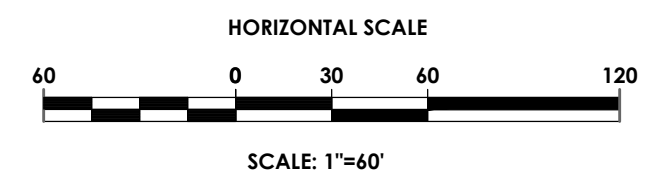
	1 Bedroom	2 Bedroom
30% AMI	6	2
50% AMI	17	3
60% AMI	24	7
80% AMI	10	11
Units	57	23
Total Units	80	

CONDO #1		
Use	Total Interior Gross Area	Total Gross Area Including Exterior Walls
RESIDENTIAL		
Residential Units	61,960	64,812
Common Space	48,123	49,779
TOTAL RESIDENTIAL	110,083	114,591
COMMERCIAL		
Self-Storage	9,032	9,368
Shared Mech (1/3)	140	140
<i>Total Self-Storage</i>	9,172	9,508
Co-Working	2,595	2,664
Shared Mech (1/3)	140	140
<i>Total Co-Working</i>	2,735	2,804
Office Space	2,397	2,532
Shared Mech (1/3)	140	140
<i>Total Office Space</i>	2,537	2,672
TOTAL COMMERCIAL	14,444	14,984
TOTAL CONDO #1	124,527	129,575

CONDO #2		
Use	Total Interior Gross Area	Total Gross Area Including Exterior Walls
RESIDENTIAL		
Residential Units	-	-
Common Space	-	-
TOTAL RESIDENTIAL	-	-
COMMERCIAL		
Brewery	20,857	21,482
Loading Dock	1,146	1,179
<i>Total Brewery</i>	22,003	22,661
TOTAL COMMERCIAL	22,003	22,661
TOTAL CONDO #2	22,003	22,661

PROJECT TOTAL		
Use	Total Interior Gross Area	Total Gross Area Including Exterior Walls
RESIDENTIAL		
TOTAL RESIDENTIAL	110,083	114,591
COMMERCIAL		
Self-Storage	9,172	9,508
Co-Working Space	2,735	2,804
Office Space	2,537	2,672
Brewery	22,003	22,661
TOTAL COMMERCIAL	36,447	37,645
TOTAL PROJECT	146,530	152,236

Sources of Permanent Financing			
a.	CFA Award/Managing Member Equity	\$ -	
	FHTF	\$ 1,481,968	State Programs Federal Housing Trust Fund
b.	HTF	\$ 7,375,000	State Programs NYS Housing Trust Fund
c.	Perm Loan - Affordable - Leviticus	\$ 1,860,000	Private Sector Financing Private Sector Loan
d.	DRI	\$ 1,950,000	State Programs NYS Downtown Revitalization Initiative
d.	Deferred Developer Fee - Condo 1	\$ 458,879	Other Deferred Developer Fee
e.	CIF	\$ 500,000	State Programs Community Investment Fund
h.	State HTC Equity	\$ 3,850,000	Other State Historic Tax Credit Equity
i.	Federal HTC Equity	\$ 6,374,795	Other Federal Historic Tax Credit Equity
f.	SLIHC Equity	\$ 3,649,635	Other State Low Income Housing Credit Equity
k.	Managing Member Equity	\$ 200	Applicant Equity Developer Equity
d.	Investing Member Equity	\$ 11,551,045	Other Federal Low Income Housing Tax Credit Equity
TOTAL - Permanent Financing		39,051,522	



Client:
 Housing Visions Consultants, Inc.
 1201 E. Fayette Street
 Syracuse, NY 13210

PASSERO ASSOCIATES
 242 West Main Street Suite 100 (585) 325-1000
 Rochester, New York 14614 Fax: (585) 325-1691
 Principal-in-Charge: Jess Sudol, PE
 Project Manager: David Cox, PE
 Designed by: Carole Harvey



Revisions			
No.	Date	By	Description
1			

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

CONDO AREAS
OVAL WOOD DISH FACTORY

Village: TUPPER LAKE
 County: FRANKLIN State: NEW YORK

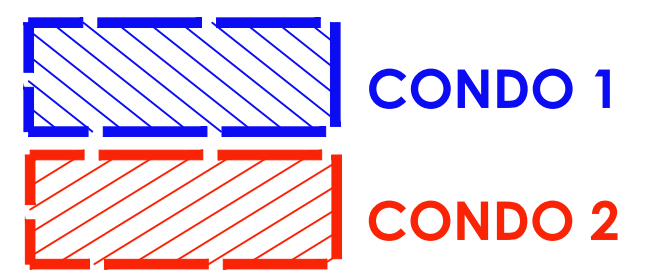
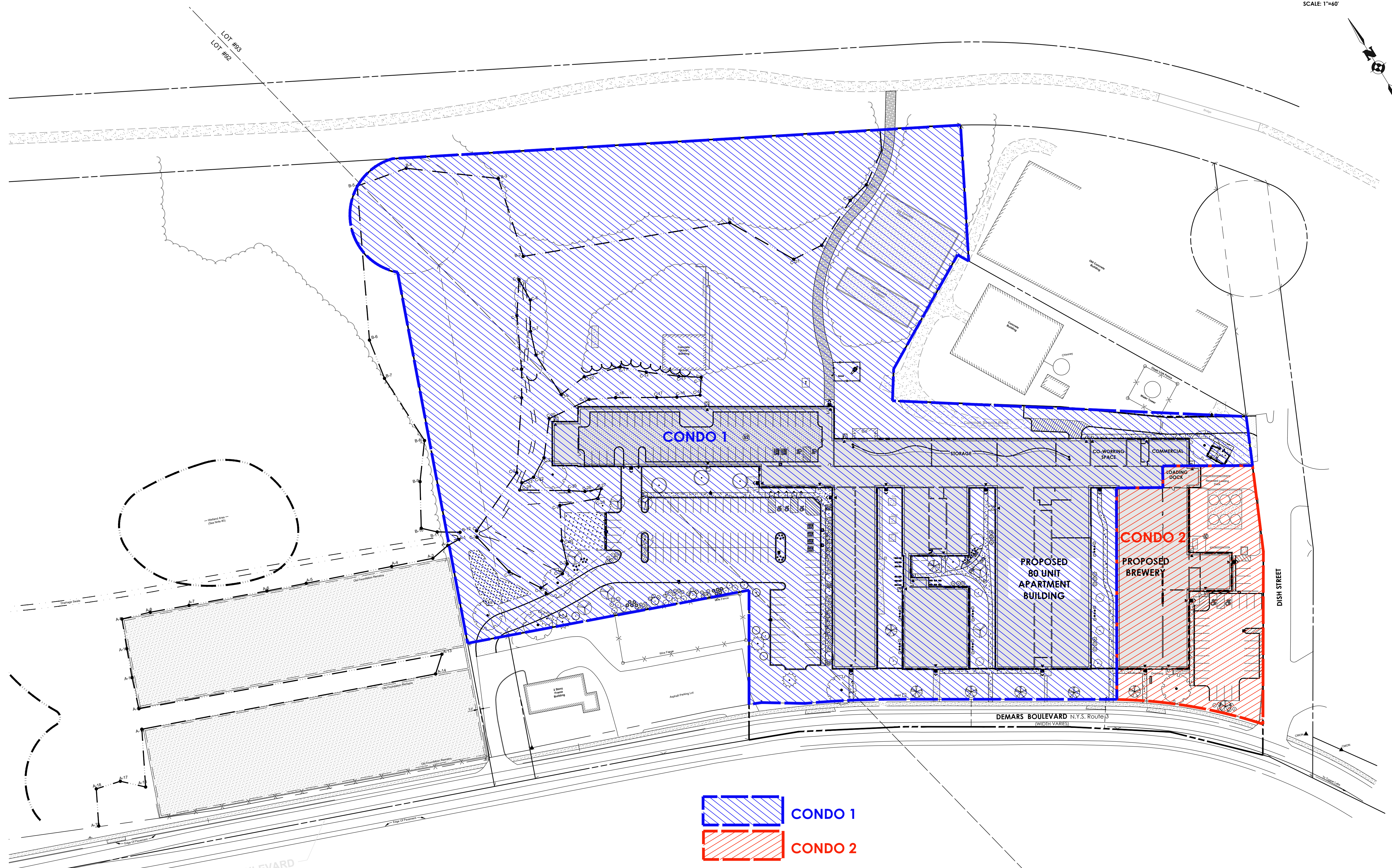
Project No.
20203016.0001

Drawing No. **CONDO** Sheet No. **1**

Scale:
1" = 60'

Date
NOVEMBER 2022

NOT FOR CONSTRUCTION



NOMINAL CENTERLINE DEMARS BOULEVARD
 (N.Y.S. Route 3) (Variable Width)

Y:\PROJECTS-NEW\2020\20203016\20203016.0001\01_CAD - BIM - MODELS\CIVIL\20203016.0001 COVER.DWG 3/28/2023 1:52 PM David Cox

Village of Tupper Lake
Zoning Board of Appeals
53 Park Street, P.O. Box 1290
Tupper Lake, New York 12986

July 28, 2021

Town of Tupper Lake
Joint Planning Board
120 Demars Blvd
Tupper Lake, NY 12986

RE: 100 Demars Blvd Use Variance

On Thursday, July 22, 2021 the Zoning Board of Appeals met to hold a Public Hearing to review the use variance request for the redevelopment of the OWD property . After reviewing the application and hearing comments from the public, the Zoning Board of Appeals approved their request under the condition that the Joint Planning Board approve their proposal and issue a recommendation.

Please do not hesitate to contact me at 518-359-3341 with any additional questions or concerns.

Sincerely,



Kyle Fuller
Deputy Clerk

**Village of Tupper Lake
Zoning Board of Appeals
Minutes**

Date: Thursday, July 22, 2021
Start: 4:15 PM
Location: Board Room
Meeting: Public Hearing 4:15 – 4:20 PM

At the Public Hearing of the Village of Tupper Lake Zoning Board of Appeals held this date, the following were present: Matthew Kendall, Floyd Reandeau, Rene Breton, and Deputy Clerk Kyle Fuller.

Also present via conference call was applicants from Passero: Zina Lagonegro, Tim Geier, David Cox and Code Enforcement Officer Peter Edwards.

**Call Special Meeting
To Order**

Zoning Board of Appeals Member Matthew Kendall opened the hearing at 4:15 pm to hear comments from the public concerning a use variance for the Oval Wood Dish's proposed redevelopment of the property at 100 Demars Blvd for multifamily residential units in a commercial/industrial district.

Public Comment

Bill Breton

Mr. Breton originally had concerns about parking because of Fletcher's junkyard in the back and lots of truck traffic on Dish St. The developer noted that parking would be on the opposite side and they have a purchase agreement with Fletcher to obtain that property.

Peter Edwards

Mr. Edwards said that he had reviewed the project and is on board with what the developers want to do.

Matthew Kendall

Mr. Kendall asked the board if they had any other issues with the proposal. They all agreed they are in favor of the redevelopment of the OWD and look forward to seeing it completed. The board approved the variance 3-0 with the condition that they receive planning board approval and their letter of recommendation.

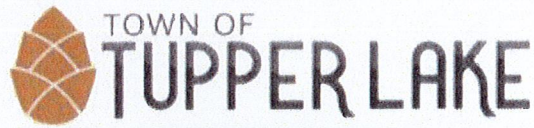
Adjournment

Mr. Kendall thanked the members for coming and closed the public hearing at 4:20 PM



Kyle Fuller, Deputy Village Clerk

Paul O'Leary
Planner



TUPPER LAKE JOINT PLANNING BOARD
120 DEMARS BOULEVARD
TUPPER LAKE, NY 12986
518-359-3580

Planning Board Members
Shawn Stuart – Chariman
Doug Bencze
Andrew Chary
Tom Maroun
James Merrihew
Dave St. Onge
Jan Yaworski

Angela Snye
Clerk

RESOLUTION #011-2022

JOINT TOWN AND VILLAGE PLANNING BOARD TOWN OF TUPPER LAKE, N.Y.

APPLICATION OF:
OWD Development, LLC

September 28, 2022

WHEREAS, OWD Development, LLC has submitted an application to the Planning Board for Site Plan approval at 100, 104, 106 & 124 Demars Boulevard (JPB# 011-2021); and

WHEREAS, the Planning Board opened a Public Hearing on the Site Plan application for the Project on October 27, 2021 at 6:00pm; and

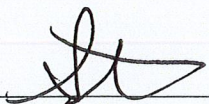
WHEREAS, the Planning Board has reviewed the application materials submitted by the Applicant and found to be in accordance with the Tupper Lake Land-Use and Subdivision Regulations, and all comments, if any, made or submitted in writing at or before the public hearing were considered; and

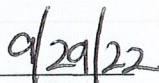
WHEREAS, the discovery of wetlands based on an APA survey forced the relocation of 20 parking spaces (JPB# 11-2022)

NOW THEREFORE be it resolved that: The Joint Planning Board approves an amendment to previous site plan.

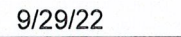
Town of Tupper Lake Planning Board

Applicant: OWD Development, LLC


By: Shawn Stuart, Chairman


Date


By: OWD Development


Date

ANDS ON THE PROJECT SITE IN ACCORDANCE WITH THE NYSDEC WETLAND

WETLANDS IN THE PROJECT AREA IN ACCORDANCE WITH THE U.S. FISH
WETLANDS INVENTORY.

PROJECT SITE IN ACCORDANCE WITH FEMA FIRM PANEL 36027B, DATED

Village of Tupper Lake Water/Wastewater Dept.

NATIONAL GRID

NONE

Village of Tupper Lake Water/Wastewater Dept.

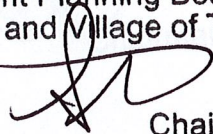
WILL BE PRIVATE AND MAINTAINED BY THE OWNER.

IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND
Y.

SITE PLAN
This Subdivision is approved by the
Joint Planning Board of the
Town and Village of Tupper Lake on
OCTOBER, 17, 2022

Joint Planning Board of the Town
and Village of Tupper Lake

BY:



Chairman

CONDITIONS & DEMOLITION PLAN

EROSION CONTROL PLAN

& LIGHTING PLAN

LS

Rochester, New York 14614

Fax: (585) 525-1071

Principal-in-Charge

Jess Sudol, PE

Project Manager

David Cox, PE

Designed by

Carole Harvey



Revisions

No.	Date	By	Description
1			

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COVER

OWD MIXED-USE REDEVELOPMENT

Village: TUPPER LAKE

County: FRANKLIN

State: NEW YORK

Project No.

20203016.0001

Drawing No.

C 101

Sheet No.

1

Scale:

1" = 60'

Date

OCTOBER 2021

NOT FOR CONSTRUCTION

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.

The Part 2 Full Environmental Assessment Form (FEAF) identified Historic Resources and Noise, Odor and Light Impacts as a No to Small Impact, however, the following information is being provided to support this determination:

Question 10, Impact on Historic and Archaeological Resources

The Oval Wood Dish (OWD) factory complex was built in a single phase between 1916 and 1918. The OWD Redevelopment Project is an adaptive reuse project that will renovate and repurpose an historic building that has been vacant for decades. OWD is the heart of the historic factory complex, and the largest surviving component of the Oval Wood Dish Factory Historic District, listed on the National Register in March of 2021. This mixed-use project consists of 80 +/- apartments, commercial tenant space and self-storage. This project will preserve and protect this historic building in accordance with state and national historic preservation standards.

Question 15, Noise, Odor and Light

There may be some temporary noise concerns during construction, which will cease upon project completion. The residential and commercial tenant uses are not expected to generate noise or odors that are objectionable. Refuse areas are in a central location and will be picked up on regular basis by a commercial refuse hauler. On-site maintenance is response for the cleanliness of the refuse areas. The Lighting for the project, both building and parking lot lighting, is dark-sky compliant, and can be dimmed as necessary via a control room on the premises.

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
Civil site drawings, elevations, renderings, 3-D models, architectural drawings, floor plans, and a landscaping and lighting plan

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Joint Planning Board of the Town of Tupper Lake 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: Oval Wood Dish Redevelopment

Name of Lead Agency: Joint Planning Board of the Town of Tupper Lake

Name of Responsible Officer in Lead Agency: Shawn Stuart

Title of Responsible Officer: Chair of the Joint Planning Board

Signature of Responsible Officer in Lead Agency:  Date: 02/28/2022

Signature of Preparer (if different from Responsible Officer)  Date: 02/28/2022

For Further Information:

Contact Person: Paul O'Leary, Town of Tupper Lake

Address: 120 Demars Blvd., Tupper Lake, NY 12986

Telephone Number: 518-359-9261

E-mail: poleary@townoftupperlake.com

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>

**THE TOWN OF TUPPER LAKE / VILLAGE OF TUPPER LAKE
PLANNING BOARD**

120 Demars Boulevard, Tupper Lake, New York 12986

SPECIAL USE PERMIT

JPB#

011-2021

Applicant:

OWD Development, LLC

Owner:

OWD Development, LLC

Location of Property:

100, 104, 106 & 124 Demars Blvd

Tax Parcel Number(s):

490.27-1-3, 490.27-1-4, 490.26-2-2, 490.26-1-1

Special Use Permit For:

Apartments/Retail Space

Mixed uses

Conditions:

No Conditions

Approved by order of the Tupper Lake Joint Planning Board on:

February 28, 2022

By: _____


Shawn Stuart, Chairman