

PROJECT AUTHORIZING RESOLUTION
(Oval Wood Dish Tupper Lake LLC Project)

A meeting of the County of Franklin Industrial Development Agency was convened on Wednesday, March 25, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2026 - 06

RESOLUTION OF THE COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) APPOINTING OVAL WOOD DISH TUPPER LAKE LLC (COLLECTIVELY, THE "COMPANY") AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) RATIFYING FINDINGS RELATING TO THE PROJECT IN ACCORDANCE WITH THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA"); (iii) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT; (iv) AUTHORIZING THE PROVISION OF CERTAIN FINANCIAL ASSISTANCE TO THE COMPANY (AS FURTHER DEFINED HEREIN); AND (v) AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS WITH RESPECT TO THE PROJECT

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 453 of the Laws of 1970 of the State of New York, as amended (hereinafter collectively called the "Act"), the **COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **OVAL WOOD DISH TUPPER LAKE LLC**, for itself and/or on behalf of an entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency in connection with a certain proposed project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the "Land", being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of

multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the “Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”); and

WHEREAS, on March 4, 2026, the Agency adopted an initial resolution (the “Initial Project Resolution”) which (i) accepted the Company’s application, (ii) authorized the scheduling and conduct of a public hearing in compliance with the Act, (iii) described the contemplated forms of financial assistance to be provided by the Agency (the “Financial Assistance”, as described herein); and (iv) authorized the negotiation of an Agent and Financial Assistance and Project Agreement (the “Agent Agreement”), Lease Agreement (the “Lease Agreement”), Leaseback Agreement (the “Leaseback Agreement”) and Payment-in-lieu-of-Tax agreement (the “PILOT Agreement”) to be entered into with respect to the Project; and

WHEREAS, in accordance with the Initial Project Resolution, the Agency published and forwarded a Notice of Public Hearing to the Town of Tupper Lake (the “Town”), the County of Franklin (the “County”), the Village of Tupper Lake (the “Village”) and the Tupper Lake Central School District (the “School”, and together with the Town, County and Village, the “Affected Tax Jurisdictions) at least ten (10) days prior to said Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 859-a of the Act, the Agency held a public hearing on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police and Fire Department, 21 Santa Clara Avenue, Tupper Lake, New York 12986 with respect to the Project (the “Public Hearing”) and the proposed Financial Assistance (as further defined herein) being contemplated by the Agency whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views, a copy of the minutes of the Public Hearing also being attached hereto within **Exhibit A**; and

WHEREAS, the Project was previously reviewed by the Town and Village of Tupper Lake Joint Planning Board (the “Planning Board”) pursuant to 6 NYCRR Part 617 of the State Environmental Quality Review Act, as codified under Article 8 of the Environmental

Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State (collectively, "SEQRA"), whereby the Planning Board reviewed the Project as Lead Agency (as defined pursuant to SEQRA), and upon review of certain Environmental Assessment Form (EAF) and related site plan and Project information, adopted a Negative Declaration with respect to SEQRA (the "Negative Declaration", along with the EAFs being attached hereto as **Exhibit B**); and

WHEREAS, in furtherance of the foregoing, the Agency desires to authorize (i) the appointment of the Company as agent of the Agency to undertake the Project; (ii) the execution and delivery of the Agent Agreement, Lease Agreement, the Leaseback Agreement, the PILOT Agreement, and related documents; (iii) the provision of the Financial Assistance to the Company, which shall include (a) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility, (b) mortgage recording tax exemption for project financing and (c) a partial real property tax abatement through the execution of an agreement with the Agency regarding payments in lieu of real property taxes to be made for the benefit of the Affected Tax Jurisdictions; and (iv) the review and ratification of findings pursuant to SEQRA in connection with the Project.

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

Section 1. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to (i) acquire title to or other interest in the Land, Improvements and the Equipment constituting the Facility, (ii) lease or sell the Agency's interest in the Land, Improvements and Equipment constituting the Facility to the Company pursuant to a lease agreement or sale agreement, and (iii) enter into a Straight Lease Transaction with the Company; and

(C) The action to be taken by the Agency will induce the Company to undertake the Project, thereby increasing employment opportunities in the Village of Tupper Lake which is located within Franklin County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(D) The Project will not result in the removal of a facility or plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's Application, to the extent occupants are relocating

from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other facility or plant to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(E) Based upon a review of the Application, the EAF and the Negative Declaration issued by the Planning Board submitted to the Agency, the Agency hereby:

(i) consents to and affirms the status of the Planning Board as Lead Agency for review of the Facility, within the meaning of, and for all purposes of complying with SEQRA;

(ii) ratifies the proceedings undertaken by the Planning Board as Lead Agency under SEQRA with respect to the construction and equipping of the Facility pursuant to SEQRA; and

(iii) finds that the Project involves an uncoordinated review (as such quoted term is defined under SEQRA), and based upon the review by the Agency of the EAF and related documents delivered by the Company to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (iii) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA.

Section 2. Subject to (i) the Company executing the Agent Agreement and Leaseback Agreement, and (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, renovation, construction, reconstruction, rehabilitation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; *provided, however*, the Agent Agreement shall expire on December 31, 2027 (*unless extended for good cause by the Executive Director or Chief Executive Officer of the Agency*).

Section 3. Based upon the representation and warranties made by the Company the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to

New York State and local sales and use tax in an amount up to approximately **\$22,810,137.00**, which result in New York State and local sales and use tax exemption benefits (“sales and use tax exemption benefits”) not to exceed **\$1,824,810.90**. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services, and, to the extent required, the Agency authorizes and conducts any supplemental public hearing(s).

Section 4. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for financial assistance; (v) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project; and/or (vi) the Company obtains mortgage recording tax benefits and/or real property tax abatements and fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project (collectively, items (i) through (vi) hereby defined as a “Recapture Event”).

As a condition precedent of receiving sales and use tax exemption benefits and real property tax abatement benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) if a Recapture Event determination is made by the Agency, cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, mortgage recording tax benefits and/or real property tax abatements abatement benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands, if and as so required to be paid over as determined by the Agency.

Section 5. The Chairman, Vice Chairman the Executive Director and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agent Agreement, Lease Agreement, Leaseback Agreement, PILOT Agreement, PILOT Mortgage, and related documents with such changes as shall be approved by the Chairman, Vice Chairman, the Executive Director and/or the Chief Executive Officer and counsel to the Agency upon execution.

Section 6. The Chairman (or Vice Chairman), and/or Executive Director and/or the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility, and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter with the Straight Lease Documents, the "Agency Documents"); and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman), and/or Administrative Director of the Agency shall approve, the execution thereof by the Chairman (or Vice Chairman), and/or Administrative Director of the Agency to constitute conclusive evidence of such approval; provided, that, in all events, recourse against the Agency is limited to the Agency's interest in the Project.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 8. These Resolutions shall take effect immediately upon adoption.

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

	<i>YEA</i>	<i>NEA</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
Sherry Boyea	[<input checked="" type="checkbox"/>]	[]	[]	[]
Nate Monette	[]	[]	[]	[<input checked="" type="checkbox"/>]
Nick Russell	[<input checked="" type="checkbox"/>]	[]	[]	[]
Melissa Mills	[<input checked="" type="checkbox"/>]	[]	[]	[]
Scott Gordon	[<input checked="" type="checkbox"/>]	[]	[]	[]
Clyde Rabideau	[<input checked="" type="checkbox"/>]	[]	[]	[]
Eric Shaheen	[<input checked="" type="checkbox"/>]	[]	[]	[]

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF FRANKLIN) SS:

I, the undersigned (Acting) Secretary of the County of Franklin Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the County of Franklin Industrial Development Agency (the "Agency"), including the resolution contained therein, held on March 25, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 25th day of March, 2026.



(Acting) Secretary

[SEAL]

EXHIBIT A

PUBLIC HEARING MATERIALS

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY

OVAL WOOD DISH TUPPER LAKE LLC PROJECT

Tuesday, March 24, 2026 at 6:00 p.m.
Tupper Lake Police and Fire Department
21 Santa Clara Avenue, Tupper Lake, New York 12986

ATTENDANCE LIST:

Jeremy Evans, AICP, Chief Executive Officer
Rachel Karp, Operations Manager
Clyde Rabideau, IDA Board Member
Eric Shaheen, IDA Board Member
**See attached for full attendance list.*

CALL TO ORDER: Jeremy Evans opened the hearing at 6:00pm.

PURPOSE:

Pursuant to and in accordance with General Municipal Law Section 859-a, the County of Franklin Industrial Development Agency (the “Agency”) is conducting this public hearing in connection with a certain proposed project, as more fully described below (the “Project”), to be undertaken by the Agency for the benefit of **OVAL WOOD DISH TUPPER LAKE LLC** (the “Company”).

The Agency published a Notice of Public Hearing in the *Adirondack Daily Enterprise* and mailed a copy of the Notice of Public Hearing to each affected taxing jurisdiction. An Affidavit of Publication and Proof of Mailing are attached.

DISCUSSION:

Jeremy Evans read a description of the Project, as follows:

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the “Land”, being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the

“Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

It is contemplated that the Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will own and operate the Facility during the term of the leases. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the Project, (b) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project, and (c) a partial real property tax abatement structured through a PILOT Agreement. The foregoing Financial Assistance and the Agency’s involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the County of Franklin.

AGENCY COST-BENEFIT ANALYSIS:

Based upon information provided by the Company in its Application, the Project will involve an approximately \$46,090,425 capital investment by the Company, along with the payment of new revenues for the benefit of the affected taxing jurisdictions. The Agency estimates the following amounts of financial assistance to be provided to the Company:

Agency Cost Benefit Analysis attached.

PUBLIC COMMENT:

Paul Maroun: Good evening, I'm a former mayor and former county legislator, and I was involved in bringing this group here. I've seen their operations in Utica and Syracuse, and their fine apartments and condos that they've developed over the years. Why did I want to have this developed? The biggest thing I've heard over my years in office, the biggest blight in Tupper Lake is the Oval Wood Dish factory. What are we going to do with it? I don't think there's anybody here or any group or construction company that would want to tear that building down. The way it's built, reinforced cement, it would be millions of dollars. We also have people across the area from it, on the water side who are looking at building, and who want to buy condos. Or who would want to go into a hotel business when you have a dilapidated factory. We have to do something with that factory in Tupper Lake, and these folks are making an offer to do it. I understand that people don't like pilots, but it's an incentive that's used across the state, in

Vermont and in other states to bring developers into the area. Yes, they're not paying as much, but in the long run, if we are able to get this operation running the way it should be. You may have that... not only that 70-unit development and the commercial development. But you may have a development on the backside, which is condos on the nature walk. And you will then have, hopefully, condos or a hotel on the water side. This will increase our tax base dramatically. We have to eliminate that blight. Can we do it as individuals? I don't think so. Can the village do it? I don't think so. Can the town do it? I don't think either of them can do what needs to be done. The people who are in charge of this operation are good people. I know there's some in the audience tonight, and I've met with them hundreds of times. And yes, I went to Albany and I went to Washington to try and get them additional money. Why? Because there's nobody, I don't believe in this room, that's going to fix that building. And we've got to get rid of that blight. Yes, there's state money involved, and remember this, it's not like if all of a group of us built a hotel together, and we said, well, in two years, we're going to raise the rates from \$100 a night to \$200 a night. They are under control because this unit is what I call an income-driven unit. Income-driven units means you're under state mandate, you can only raise it so much. So it's not like pure commercial property where we can raise the free press from \$1 to \$2. Not enough, folks. Not enough, I know, but... so they're under strict controls the way they have to do business. So I support this project. I've done all I could to get it to where it is today and before, and I can tell you that I've seen their work in both Utica and Syracuse and factories. They're well-designed operations. It'll free up houses from seniors who will then move into there. Their houses will be resold, and they will be reassessed at a higher value than they are now. So I think it's a win-win for this community and for the county. Thank you.

Adam Boudreau: Just so you know, I'm not bidding on any of the work with the developers, so I am not here because I'm in any way gonna benefit from this. To echo Paul, you know, I thought about this from a business perspective. If you're looking at a \$46 million build-out, and it's strictly coming from private investment and you're doing market rate housing, and your rents are set to \$1,600, \$1,800 a month, we know no one in this community could afford that. Instead, we have this mix where we have leveraged a lot of state investment, which forces us to look at affordable housing. I do not think that is a bad thing. I think that's a great thing. I think it mirrors what this community needs. It solves a real workforce crisis. 80 units of clean, safe, affordable housing for the workers we want and need. You pair that with the Northern Forest Park Street project, and we're building a genuine foundation for the people who make Tupper Lake run. Housing Visions has a proven track record. I believe the number's 56 buildings. Some of them you see up here tonight. It addresses a long-standing blight, as Paul said. The OWD site has sat dormant for far too long. The project connects the improvements we've made uptown. And downtown into something coherent, a village that tells a story of momentum, not neglect. It also triggers a chain reaction of commercial investment. You think about an investor thinking, you know, contemplating a, for example, a new hotel. And you start looking now from the town hall, the OWD reimagined Timberjacks Pass. The future bike shop in the former Family Dollar. Jason Dottola's impressive new garage. Suddenly, that stretch of road isn't a forgotten industrial relic, it's a corridor with real momentum. That's not potential, that's happening. Is this project perfect? Maybe not. Does the pilot program excite the community? Absolutely not. But this is our one real opportunity. The PILOT discussion deserves honest scrutiny, and I understand the frustration of taxpayers who might ask, why help carry the weight? But this is exactly the type of project that earns that kind of support. It's community serving, professionally managed, and

catalytic in ways that benefit every property owner and business in the village and town. So finally, a question for the community. For two decades, we've passed this shuttered industrial giant every single day. : What do you want to see over the next 20? Because we have a choice. It's this. Or this... Or something like that (showing pictures). Thank you.

Jed Dukett: I own Timberjaxx's Pass, thanks for plugging that, Adam, and I'm happy to be here. We wrote our business plan. One of the elements that we wrote in the business plan a few years ago was because we were anticipating this project, along with the rail trail and all the other positive developments going on, so we're very excited about this. From a macro perspective, this sounds wonderful. Perhaps this is semantics, or me being just a little bit green to this whole process, but my understanding is I just received some information, and I'm not allowed to ask questions about it during this part. But later, we can ask questions? Well, I haven't looked at the numbers very closely to ask an informed question. So, um... I just wanted to make that comment. I look forward to looking at this and understanding it a little bit more. Then there will be an opportunity to ask questions later? I'm a big cheerleader for this, but there's another hat that I wear once in a while, and that's all I'm addressing at this point, so look forward to that at some point. Thank you.

Dan McClelland: I'm probably a man who hates pilots more than anybody in the world. I just think there's a fairness thing that just leaves us all lacking. I studied Jeremy's proposal that we saw up there. As you look at it, you know, you think, oh, right now we have, that property is generating \$642,000 for the community. I suspect if these guys walk away, that value's gonna drop like a rocket, because it really doesn't have a lot of value at that point. And you've got a major liability sitting there with the infrastructure that's there. So, if the PILOT's in place. Instead of \$642,000, there's I think \$1.9 million in play here. If the PILOT isn't in place, there's. Oh, I'm sorry, 1.2 million if there's a pilot, here's 1.9 if there isn't a pilot. That's a lot of money. A million dollars could do a lot for our community. We have a stagnant village tax base, our school district is in financial trouble, our town would like to repair the buildings. A million bucks is going to go a long ways. This would be a good project, as people have said, we're tired of looking at this. So I'll come full circle on pilots. I think pilots are kind of a community's way of investing in a project that's worthwhile. And I just think that if we pass on this, we may be looking at that horrific spot, not horrific, the untidy structure for a long, long time. For Joe Gehm and his folks to step forward; I know they put together a whole bunch of funding. I listed in the paper last week all the grants they're getting, and all the... I guess they're all grants, maybe some of them are low-interest loans. But it's a helpful financial package, and they're not asking a lot of us. They're not asking us a lot to invest in this project, and I think it'll certainly be, although it pisses me off -people who get PILOTS, this will be for the betterment of the community, you know?

Fred Schuller: I moved here about 35 years ago and it was a great town. Right now, half the people are not here. You go down on Park Street, half the buildings should be torn down. And, I was in the motel business here for many years. I'm all for the project. But, just by comparison, there's pilots in this town that don't pay half of what he doesn't pay. Right now, you can look them up. There's 80 apartment buildings, they pay \$30,000. Some don't pay anything. So, if you look at that building, when I ran the motel, there were people working there, they come out, they come here for business, they're in the motel room. Right now, you got half the motels in town when I came, not even half. So, every community has these things, filings. They're all different,

they're all different, but it surprises me the money here, because right now we have nothing. So, I think we should go ahead and go with this. Because, look at the other side, that building's been there a long time, and we need people in this town. Because the people... there's so many people right now that are looking for apartments in this town. You're not even gonna believe it. I get a call every day, you have an apartment. They're all thinking I'm a big landlord. I have two children, but I get a call every day. And, uh, looking at the other side. Right now, there's an old building that's been sitting there. The money- we're not making much, but this is a lot more than the other ones are paying. And, 20 years from now, we worry about it again. We're still here. But, I was just curious, how much does the IDA get on this project? And if it's a one-time fee when it's approved and all that, or it's every year for the life of the pilot.

Jeremy Evans: We typically charge 1% of the project cost at the closing of the project.

Fred Schuller: Okay. I like Tupper Lake. I have kids here, I have grandkids, they all have their houses, I built some houses, but we need people. Without people. is nothing gonna happen. There's too many retired people and people that are whatever, you know? We need more people working for you. Workforce, and I hope, like you said, I like that figure, workforce housing. You know? But I'm all for it. Thank you.

Brian Merriam: I wasn't planning to speak at all tonight, but since you folks are so kind to hear me speak, I come from Schenectady. I lived there for, gosh, 40-some-odd years before I moved here a year and a half ago. And, I had a company of about 13 employees, and we could not find a good building in downtown Schenectady. Everything was C and B grade, so we looked at building a new building, but the numbers didn't work. So, we went to our local IDA and our Metroplex, and they gave us a no-interest loan, and then Governor Pataki at the time gave us a grant, and then our senator gave us another grant, and suddenly the numbers started to work. So we built a 22,500 square foot, 3-story building, and my 13 employees, along with 2 other companies that were looking to move, were able to stay in downtown Schenectady. In the, 18 years that I owned that building, the 10-year pilot expired, and I started to pay full taxes, but the point is that the numbers worked by having the pilot. Every major developer uses pilots. This is not a novel idea. If it weren't for the PILOT, we could not have justified doing so. But during the 18 years that we were there. My company grew from 13 employees to 25 and the most important thing was not the expense of the pilot or what the community wasn't getting in the way of taxes but what was most important was that I was able to grow my company from 13 employees to 25 and these are \$65,000, \$70,000 a year jobs. These people were all able to come to downtown, they were able to buy food, gas, go to the restaurants, and if it weren't for my company staying there, I would have had to move to another place where I could have bought a building. Instead, we stayed in downtown Schenectady. Since that time, there have been probably 35 to 40 other programs like that, but we were the first ones to have done it back 18 years ago. It's sort of a groundbreaking opportunity, and once other people see that it works they're suddenly very interested, and they start to do the same thing. So, this is not a novel idea, this is the way it's done. And the most important thing is not what the taxes that are lost mean to the community. What's most important is what actually happens down the road. The people that you attract, as was said earlier, the people that will actually come here, the people that will stay here. When I first moved to this community a year and a half ago, I was not overly impressed with the way things looked, and certainly the fact that you have a plan a foot is what keeps a person like me

not only interested in staying here, but enthused. So, it's not really a question of, do you do this, you have to do it. But it has to be done because you're looking at the long range. It worked very well for my company. My company had been in business for 125 years, and my father, my grandfather, my great-grandfather were all my predecessors. If they could have done what I was able to do, they would have been much more flourishing. So, it's a wonderful opportunity. You just need to do it, it's all about the future. Thank you.

Scott Varden (via Zoom): I'm from Tupper Lake originally and I'm 76 years old. When I came home for surgery from an old gunshot wound. You're all gonna find out how it really happens soon. Tony Pete, who I went to school with, we met at my grandma Chirco's funeral. And I know she could sew. So, my baby sister Jennifer was having her first son. As a child, I had a thing called a mocker blanket. I sent you pictures. The one with the saka jewillya print. I still own it. Okay? It's a crazy story, it doesn't make any difference. My wife, Dr. Laura Varden, we're divorced now, about a year, and I, and Joe Hockey and Jesse met with the owners when they first bought it. Why? Because back then I had enough orders to put probably 200 people to work. I'm not kidding you. Now, why I'm saying this is I met with, I'm in Maynard, Mass. I've got a written order from Jack Ma of Alibaba, who bought the park there, Ross DuPont's Park, where I used to be in charge of their explosives and their trout fishing. His New York office called me and faxed me an order, first-time order for 10 million blankets. Now, I know the condition in Tupper Lake, okay? It's this way all over the country. I've been on the inside for too long, people. Okay, some people in Tupper like it know this. Paul, I love Paul Maroon. I got him started in politics, didn't I, Polly? Student Council. I got some work for you, Paul. Because that's just one order. I wish I was kidding. Now, I've got 1 son in this world, and he's gonna inherit everything. I've got 2 beautiful grandkids. That's it. But I want, because it was created in Tupper Lake and I, I told Amanda. When I got the order, I told her that she's not going to be forgotten on this. She helped me create it. And if you show the pictures... I mean, some people at Tupper Lake bought them because when they saw Jennifer's at the, uh, baby shower, that's when we started making them. But, we looked at an area towards the back section. Now, I know that he's... I didn't know about the plans about the housing and everything. But my idea, okay, and of course, we're gonna have a board. Would be to have, um, single mothers trained to make these blankets, minimum wage 15 bucks an hour. But they would have housing there. And then we would have a nursery. So they wouldn't be far from their kids. And it doesn't have to be... it can't be the biggest part of this. I mean, I'm looking at these old mills here, in the, um, Maynard, Boston area. Well, what I want is that what I want everybody to realize is that get behind this. Because I guarantee you, you're gonna get your hotel for that museum. You're gonna get Big Tupper back. Trust me on that one. I've been approached all over the country from people who used to ski there. They all say the same things. Why don't you get the thing open again? I want my grandkids to experience what I did. Anybody sitting there who sat and grew up in that mountain, you know what I'm talking about.

Jeremy Evans: Hey, Scott, we're a minute over time.

Scott Varden: Okay, good. Listen, go for it. I gotta talk to you people also. I've already talked to the state of New York. I want to bring jobs to my hometown. Okay.

Mark Stocker: I'm probably one of the newest residents in this town. My sister bought a vacation home up here 4 years ago and she begged me to come up here, check out Tupper Lake. The minute I hit Tupper Lake, I fell in love with this place. I know you all have lived here a long time, maybe taking it for granted a little bit. But if you come from another part of the country, Florida, and come to Tupper Lake, this is the most magnificent place in the country. It really is. It is sad, the OWD kind of looks a little junky. I just bought another house on Park that I'm fixing up. I live on the back road, I fixed that house up. But this is a great thing. I don't see how anybody could not want this to happen to our Tupper Lake. This is a great place. 5,000 square feet of commercial, maybe we can get another restaurant here, get the mountain open. This has to be more than just a summer destination. This has to be a place where people want to come and live. And if you don't do something... I mean, I looked at the population, it's been going down and down and down. This is your life rope, your life rope right here. Build this thing, people come, kids will come, more investments will come. I'm telling you, I work in Lake Placid, I wouldn't live there, I wouldn't live in Saranac, Long Lake, maybe, but there's nothing there. We still have a chance in this town to be so much more than it is, and I certainly hope that this project goes through, and I hope everybody in this room supports it, because I sure do. Thanks.

Matt Showalter: I'm new here. My brother and I bought the Northwood cabins. I'm a former numbers and math guy, and I want to just share my basic summary of what I think this actually brings to the community. I've recently moved here, which I mentioned, and we want to invest more in this town. This project represents \$42 million in community improvement, and that's a real investment in the county and our town. You get jobs, you get a strong local spending during construction right away. From a tax standpoint, the project generates roughly \$1.9 million more than if the property just sat there empty. To clarify, that would be \$642,000 if it sat there, and if they go forward, we get \$1.9 million. So all the benefits, they're neither here nor there to me. That's new revenue, it's not a shift. It didn't go somewhere and then come back, it's just new revenue. That number is conservative, and it doesn't include sales tax for businesses operating in the new facility after completion. The tax income from spending by residents and workers at the project after completion increased tourism driven by a stronger, more active town. The additional revenue created by increasing housing capacity, which is a hard number to assess, but without a doubt, more people live here, more people spend money, more tax we get into town. All of that undoubtedly supersedes the modest real benefit to the builder. Because when you look at the full picture, the \$2.7 million that he mentioned that the builder benefits from in that pilot program results in tax revenue that would not exist otherwise. So the sales tax benefits. They're not anything we're losing, because they're not spending the money either way. The \$615,000 in long-term property tax benefits are really the only benefit that I see from that, any of what he's described. And then consider that the sales tax benefits that you mentioned during construction don't actually account for the actual cost of the goods that will be purchased from local sources. So businesses are still selling these people something, we're just not getting some sales tax on it. So I say that the real property tax benefit is relatively small when compared to the overall upside to the community, and in my eyes from a tax revenue, this isn't a giveaway at all, it's a trade that works in our favor in every way. We get investment, we get housing, and we get economic growth, and the old-ass building just looks better. So, no project, no progress. I think it's a great idea, I appreciate what everybody's doing.

Steve Furnier: I've lived here all my life. And my thing is, what's it going to do on the village as far as services, as far as police department, fire department. It's 80 apartments. Right now, people can't pay their taxes as it is. And I understand what people are saying. What it's going to bring to Tupper Lake. But right now, It's a good thing? Yeah, it's a good thing. But right now, people, this town is straining. Last year in school taxes. \$1.2 million went back to the county. What does that tell you? Okay. The village of Tupper Lake. Over a quarter of a million dollars went back to the county. This year, \$772,000, people couldn't pay their taxes. What does that say? As far as... The apartment buildings... As far as the cheap housing. There's not a problem with that, ... as far as the pilot program, I don't agree with it. If somebody can afford \$46 million to put a building up. With state grants, millions and millions of dollars of state money, taxpayers' money, our money going to build a building. If they can't pay the taxes on it, take it someplace else. Thank you.

Mary Fontana: I just want to say, I had spoken to Jeremy earlier, and I had warned him that had this meeting gone unfavorably towards the pilot I was gonna come and harass him at his meeting tomorrow. And I think it's really nice to see that the community turned out, to get an education about pilot programs, to hear, what the IDA does, and to really embrace the project. I fielded an awful lot of questions this week about the project and the pilot. I know that my board, the town board, the school all came together, we had negotiations with the IDA, and we did not take it easy on Jeremy. So, that being said, I think he came out with, or I think the board came up with a pilot program that is favorable to developers, that incentivizes private investment within our community. And it's nice to hear that the community is willing to embrace that. But I just want to say, overwhelmingly, I think this is transformative for Tupper Lake. Thanks. Thank you.

ADJOURNMENT: Jeremy Evans closed the public hearing at 7:06pm.

Please see attached additional public comments received via email.



March 24, 2025

Jeremy Evans, Chief Executive Officer
County of Franklin IDA
360 West Main Street
Malone, New York 12953.

SUBJECT: Oval Wood Dish Redevelopment PILOT Proposal

Dear Jeremy Evans:

I am writing to express strong support for the proposed Payment in Lieu of Taxes (PILOT) agreement for the redevelopment of the former Oval Wood Dish (OWD) factory by Oval Wood Dish Tupper Lake, LLC.

At the Regional Office of Sustainable Tourism (ROOST), a destination marketing, management, and development organization serving Essex, Hamilton, and southern Franklin Counties, our mission is to improve the lives of regional residents through the growth and diversification of the region's \$1.7 billion tourism economy. The redevelopment of the former OWD factory assists these efforts on several fronts:

- This project adds 80 new housing units to the Adirondack region, helping to alleviate a well-documented shortage of worker housing that is inhibiting the growth of many economic sectors, including tourism;
- The project will rehabilitate a current eyesore that detracts from the visitor experience;
- The project supports New York State's commitment to the revitalization of Tupper Lake, including through Governor Hochul's Downtown Revitalization Initiative;
- The project renovates much-needed commercial and industrial use space that will be used for craft manufacturing facilities which help to differentiate our region as a tourist destination.

Redevelopments of this size are challenging and often cannot move forward without government intervention and support. The proposed PILOT agreement will ensure that this project, which could not otherwise move forward, will proceed and improve the lives of Tupper Lake and Adirondack residents. Thank you for your consideration of this important proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Kelleher", with a long horizontal flourish extending to the right.

Dan Kelleher, CEO
Regional office of Sustainable Tourism

Regional Office of Sustainable Tourism
2608 Main Street Lake Placid, NY 12946
(P) 518.523.2445 (F) 518.523.2605



Jeremy Evans <jeremy@adirondackfrontier.com>

OWD PILOT - Tupper Lake

STEPHEN JELLIE <stephenpjellie@hotmail.com>

Thu, Mar 5, 2026 at 7:24 AM

To: Jeremy Evans <jeremy@adirondackfrontier.com>

Cc: Matthew McArdle <mmcardle@fbmmlaw.com>, Rick Dattola <supervisor@townoftupperlake.com>, Mary Fontana <mfontana@villageoftupperlake.com>, Nedd Sparks <nedd.sparks@franklincountyny.gov>

Jeremy,

I am writing to convey my absolute support for whatever PILOT is needed to support the developer's plan to renovate the former OWD buildings into much needed workforce focused housing units; from a housing standpoint, there is no greater need. I would encourage you not to propose something so drastic, particularly in years, that it gets the ire of those that would otherwise be supporters of the concept, and that will add fury to the already naysayers of PILOT agreements.

For many obvious reasons, I fully support this project; however, it is important to understand; this is our last chance for this property to become something of value; which serves as the only reason that matters. If this effort fails, the Town and Village will be begging for teardown and clean up funds from the State and Federal government to remove it, and that will take years. It is without a doubt, to anyone with an intellectual understanding of commercial development, that the condition of the former OWD property prevents the waterfront parcel across the street from being developed and leaves the adjacent plazas mostly empty.

I also want to express my displeasure with the distasteful questioning and discussion about what type of "renters" would be using this residential complex; there is just no place for this type of discriminatory discussion, and the IDA Board should cease it among its members when it occurs. It should not matter if individuals are receiving subsidies or not. New York State law is some of the strictest in regard to deciding whether to rent or not to individual based on income and while it might be a victory in some people's minds to have more fancy places for more wealthy people to use on the weekends, our community needs many more units for the people that actually live and work here, many that even have good jobs but still cannot afford rent or a mortgage payment, or there will soon be no one in Tupper Lake to provide services in hard to fill occupations.

Eric Shaheen represents an opinion, his own and likely some others, but not all in Tupper Lake. I would also appreciate you and the IDA attorney determining if Mr. Shaheen has current or past relationships with this developer or others that pose a conflict of interest in this matter. Sadly, there is a growing consistency of elected officials in Tupper Lake disregarding personal/business/official conflicts of interest, and it would be a great relief to see you not allow that sort of inappropriate action to occur at the IDA.

Please post the date/time/location of the public hearing, so the community has every opportunity to participate. I would appreciate you sharing this email with the others member of the board, and welcome any to contact me.

Please check out my community based political page on Facebook - One Tupper Lake

Respectfully,
Stephen Jellie



Jeremy Evans <jeremy@adirondackfrontier.com>

owd**PATRICIA BEDORE** <lexibran1@verizon.net>

Sun, Mar 15, 2026 at 9:28 PM

To: "jeremy@adirondackfrontier.com" <jeremy@adirondackfrontier.com>

Hi sir. I am a lifelong resident of Tupper lake and a 27 year veteran in law enforcement. I love Tupper Lake with all my heart! My mother had 13 brothers and sister all from Tupper Lake!! my roots run deep. I have watched our town deteriorate for many years as we have no source of employment for our children! Tupper lake needs help!! The people here are struggling and are reaching out for help!! our police force is struggling! our water system is bad, and we have a drug problem in our community! This is not where i grew up!! I have grave concerns the owd project is going to turn into a low-income welfare residence! this will destroy Tupper Lake!! Please don't let this happen to this beautiful town! If you can assure me, it will be primarily for WORKING folks i am all in!! But if beds need to be filled i know the end result!! Please do the right thing for beautiful Tupper lake!!!!

Virus-free. www.avast.com

All Attendees - Please Sign In

PUBLIC HEARING AGENDA
 COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT
 Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST

Name	Address	Representing
Mary Fontana Arsenault	4 Beyer Ave TL	Village of TL
Rick Dattola	70 Hay Meadows	T.h. Town
Noelle Short	294 Hosley	TLCSD
Dan McEll	136 Park	TLF
OWEN LITTLEFIELD	46 LAKE SIMOND	TOWN OF TL
MARK JESSIE	41 PASKINGAMET	SECT
Heidi Schuller	14 Sunset Ave	Tupper Lake Motel
Adrianna Mane	7 River Rd	Tupper Lake Motel
J Tyler Schuler	255 Park St	Tupper Lake Motel
Rob Beausolul	55 Chardal	Personal
Jerry Amico	6 Broad St	T.L.
Mike Merrick	1650 ST RT 30	T.L.
Myle Fuller	164 Dugal Rd	T.L.
Michael Kentile	9 Fourth st	TL
Mike Kahan	39 State Rt 3	T.L.
Mark Stocker	264 McLaughlin	TL
Fred Schuller	21 Sunset Ave	T.L.
Joe Fletcher	83 Tamarac	T.L. G.M. Fletcher

PUBLIC HEARING AGENDA
 COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT
 Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST

Name	Address	Representing
Vicki Poxon	79 Cedar St.	Village of TL
Rick Pickering	79 Cedar St	Village of TL
Frank and Laura Melisa Socolow	24 Hemlock Lodge Rd. Lot 5	Tupper Lake Share Owners
Dan Spada	200 Rappelle River Dr.	TL.
Steven A Furnie	30 Balsam	T-L
Ann Furnie	30 Balsam	TL
Art Saker	195 Park St	T.L.
Jed Duheft	251 Hoagy Ave	TL.
Patricia Littlefield	56 Littlefield Rd	TL
James L. Lanther Jr.	57 Old Wawbeek Rd	TL
Matt Sharpe	2775 30	ME
Frances Fortune	20 Lake Str	TL
MAURICE FORTUNE	" "	TL.
STEPHEN JOKA	58 MAIN	GARDEN ^S of TL
Joe Salam	GARDEN	TL
PAUL KAROVA	59 WAWBEEK AVE	TL.
Epigette Shaheen	281 Old Wawbeek	TL.
Oliver Starns	1001 E. Foyth St Sm	TL

PUBLIC HEARING AGENDA
COUNTY OF FRANKLIN INDUSTRIAL DEVELOPMENT AGENCY
OVAL WOOD DISH TUPPER LAKE LLC PROJECT

Tuesday, March 24, 2026 at 6:00 p.m.

ATTENDANCE LIST – Via Zoom

Name
Tracy Fletcher
Tina Bak
Scott
Natalie Z
Emily Rust
AL
Scott Varden
Don Fletcher
Emily Rust
J. Miller
Mary Richer
Brian Daniels
SB
JM
Brasen LaVassaur
Jim Ellis
Dennis

Combined Project PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



2026 Current Assessed Value	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Estimated Residential Improvement Value	\$2,520,000
Estimated Commercial Improvement Value	\$176,886

Total Estimated Taxes Without Improvements	\$642,469
Total Estimated PILOT Payments	\$1,942,461
Total Estimated Taxes With No PILOT	\$2,557,818
Estimated Real Estate Tax Savings	\$615,357
Estimated Mortgage Tax Savings	\$325,453
Estimated Sales Tax Savings	\$1,824,811
Total Estimated Financial Assistance	\$2,765,621

PILOT Year	Calendar Year	Residential			Commercial			Combined		
		Estimated Residential PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	Estimated Commercial PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments	Total Estimated PILOT Payment	Estimated Full Taxes With No PILOT	Difference between Taxes and Payments
Interim	2026	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A
Interim	2027	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A	Current Taxes	N/A	N/A
Year 1	2028	\$75,189	\$108,545	\$33,356	\$0	\$7,619	\$7,619	\$75,189	\$116,164	\$40,975
Year 2	2029	\$76,693	\$109,630	\$32,938	\$0	\$7,695	\$7,695	\$76,693	\$117,326	\$40,633
Year 3	2030	\$78,227	\$110,727	\$32,500	\$0	\$7,772	\$7,772	\$78,227	\$118,499	\$40,272
Year 4	2031	\$79,791	\$111,834	\$32,043	\$0	\$7,850	\$7,850	\$79,791	\$119,684	\$39,893
Year 5	2032	\$81,387	\$112,952	\$31,565	\$0	\$7,928	\$7,928	\$81,387	\$120,881	\$39,494
Year 6	2033	\$83,015	\$114,082	\$31,067	\$2,002	\$8,008	\$6,006	\$85,017	\$122,090	\$37,073
Year 7	2034	\$84,675	\$115,223	\$30,548	\$4,044	\$8,088	\$4,044	\$88,719	\$123,311	\$34,592
Year 8	2035	\$86,369	\$116,375	\$30,006	\$6,127	\$8,169	\$2,042	\$92,495	\$124,544	\$32,049
Year 9	2036	\$88,096	\$117,539	\$29,443	\$7,425	\$8,250	\$825	\$95,521	\$125,789	\$30,268
Year 10	2037	\$89,858	\$118,714	\$28,856	\$7,916	\$8,333	\$417	\$97,774	\$127,047	\$29,273
Year 11	2038	\$91,655	\$119,901	\$28,246	\$8,416	\$8,416	\$0	\$100,071	\$128,317	\$28,246
Year 12	2039	\$93,488	\$121,100	\$27,612	\$8,500	\$8,500	\$0	\$101,988	\$129,601	\$27,612
Year 13	2040	\$95,358	\$122,311	\$26,953	\$8,585	\$8,585	\$0	\$103,943	\$130,897	\$26,953
Year 14	2041	\$97,265	\$123,534	\$26,269	\$8,671	\$8,671	\$0	\$105,936	\$132,206	\$26,269
Year 15	2042	\$99,210	\$124,770	\$25,559	\$8,758	\$8,758	\$0	\$107,968	\$133,528	\$25,559
Year 16	2043	\$101,194	\$126,017	\$24,823	\$8,846	\$8,846	\$0	\$110,040	\$134,863	\$24,823
Year 17	2044	\$103,218	\$127,278	\$24,059	\$8,934	\$8,934	\$0	\$112,152	\$136,212	\$24,059
Year 18	2045	\$105,283	\$128,550	\$23,268	\$9,023	\$9,023	\$0	\$114,306	\$137,574	\$23,268
Year 19	2046	\$107,388	\$129,836	\$22,447	\$9,114	\$9,114	\$0	\$116,502	\$138,949	\$22,447
Year 20	2047	\$109,536	\$131,134	\$21,598	\$9,205	\$9,205	\$0	\$118,741	\$140,339	\$21,598
Totals		\$1,826,895	\$2,390,053	\$563,158	\$27,514	\$79,713	\$52,199	\$1,942,461	\$2,557,818	\$615,357

Notes:

1. In interim years, taxes will be paid based on the current year's assessed value.

Residential PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



Table 1: Project Information	
2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Estimated Residential Improvement Value	\$2,520,000
First Year Estimated Shelter Rent	\$75,189
Residential PILOT Floor	\$70,000
PILOT Term (Years)	20

Table 2: Residential Project PILOT Schedule						
PILOT Year	Calendar Year	Estimated Shelter Rent PILOT Payment	Estimated Full Taxes with No PILOT	Difference between Taxes and Payments	Estimated Assessed Value	Estimated Tax Rate
Interim	2026	Current Taxes	N/A	N/A	N/A	N/A
Interim	2027	Current Taxes	N/A	N/A	N/A	N/A
Year 1	2028	\$75,189	\$108,545	\$33,356	\$2,520,000	43.073419
Year 2	2029	\$76,693	\$109,630	\$32,938	\$2,520,000	43.504153
Year 3	2030	\$78,227	\$110,727	\$32,500	\$2,520,000	43.939194
Year 4	2031	\$79,791	\$111,834	\$32,043	\$2,520,000	44.378586
Year 5	2032	\$81,387	\$112,952	\$31,565	\$2,520,000	44.822372
Year 6	2033	\$83,015	\$114,082	\$31,067	\$2,520,000	45.270596
Year 7	2034	\$84,675	\$115,223	\$30,548	\$2,520,000	45.723302
Year 8	2035	\$86,369	\$116,375	\$30,006	\$2,520,000	46.180535
Year 9	2036	\$88,096	\$117,539	\$29,443	\$2,520,000	46.642340
Year 10	2037	\$89,858	\$118,714	\$28,856	\$2,520,000	47.108763
Year 11	2038	\$91,655	\$119,901	\$28,246	\$2,520,000	47.579851
Year 12	2039	\$93,488	\$121,100	\$27,612	\$2,520,000	48.055650
Year 13	2040	\$95,358	\$122,311	\$26,953	\$2,520,000	48.536206
Year 14	2041	\$97,265	\$123,534	\$26,269	\$2,520,000	49.021568
Year 15	2042	\$99,210	\$124,770	\$25,559	\$2,520,000	49.511784
Year 16	2043	\$101,194	\$126,017	\$24,823	\$2,520,000	50.006902
Year 17	2044	\$103,218	\$127,278	\$24,059	\$2,520,000	50.506971
Year 18	2045	\$105,283	\$128,550	\$23,268	\$2,520,000	51.012040
Year 19	2046	\$107,388	\$129,836	\$22,447	\$2,520,000	51.522161
Year 20	2047	\$109,536	\$131,134	\$21,598	\$2,520,000	52.037382
Totals		\$1,826,895	\$2,390,053	\$563,158		

Notes:

1. In interim years, taxes will be paid based on the current year's assessed value.
2. Shelter Rent PILOT Payment is 10% of net income as timely reported to and certified by the Company to the IDA or before March 1 of each PILOT Year.
3. Each year's estimated tax rate starts with the March 1, 2026 rate and increases by 1% per year.

Commercial PILOT Schedule

Project Name: **Oval Wood Dish Tupper Lake, LLC**
 Project Address: 116 Demars Blvd, Tupper Lake, NY 12986
 Tax Map #: 490.26-2-2
 Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.

3/17/2026



2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419
Total Project Cost	\$46,090,525
Commercial Space Assessed Value	\$176,886
PILOT Term (Years)	20

PILOT Year	Exemption
1	100%
2	100%
3	100%
4	100%
5	100%
6	75%
7	50%
8	25%
9	10%
10	5%

PILOT Year	Calendar Year	Estimated Added Value	Exemption Rate	Estimated Amount of Exempted Added Value	Estimated Added Value Payable	Estimated Commercial PILOT Payment	Estimated Full Taxes with No PILOT	Estimated Tax Exemption	Estimated Tax Rate
Interim	2026	N/A	N/A	N/A	N/A	Current Taxes	N/A	N/A	N/A
Interim	2027	N/A	N/A	N/A	N/A	Current Taxes	N/A	N/A	N/A
Year 1	2028	\$176,886	100%	\$176,886	\$0	\$0	\$7,619	\$7,619	43.073419
Year 2	2029	\$176,886	100%	\$176,886	\$0	\$0	\$7,695	\$7,695	43.504153
Year 3	2030	\$176,886	100%	\$176,886	\$0	\$0	\$7,772	\$7,772	43.939194
Year 4	2031	\$176,886	100%	\$176,886	\$0	\$0	\$7,850	\$7,850	44.378586
Year 5	2032	\$176,886	100%	\$176,886	\$0	\$0	\$7,928	\$7,928	44.822372
Year 6	2033	\$176,886	75%	\$132,665	\$44,222	\$2,002	\$8,008	\$6,006	45.270596
Year 7	2034	\$176,886	50%	\$88,443	\$88,443	\$4,044	\$8,088	\$4,044	45.723302
Year 8	2035	\$176,886	25%	\$44,222	\$132,665	\$6,127	\$8,169	\$2,042	46.180535
Year 9	2036	\$176,886	10%	\$17,689	\$159,198	\$7,425	\$8,250	\$825	46.642340
Year 10	2037	\$176,886	5%	\$8,844	\$168,042	\$7,916	\$8,333	\$417	47.108763
Year 11	2038	\$176,886	0%	\$0	\$176,886	\$8,416	\$8,416	\$0	47.579851
Year 12	2039	\$176,886	0%	\$0	\$176,886	\$8,500	\$8,500	\$0	48.055650
Year 13	2040	\$176,886	0%	\$0	\$176,886	\$8,585	\$8,585	\$0	48.536206
Year 14	2041	\$176,886	0%	\$0	\$176,886	\$8,671	\$8,671	\$0	49.021568
Year 15	2042	\$176,886	0%	\$0	\$176,886	\$8,758	\$8,758	\$0	49.511784
Year 16	2043	\$176,886	0%	\$0	\$176,886	\$8,846	\$8,846	\$0	50.006902
Year 17	2044	\$176,886	0%	\$0	\$176,886	\$8,934	\$8,934	\$0	50.506971
Year 18	2045	\$176,886	0%	\$0	\$176,886	\$9,023	\$9,023	\$0	51.012040
Year 19	2046	\$176,886	0%	\$0	\$176,886	\$9,114	\$9,114	\$0	51.522161
Year 20	2047	\$176,886	0%	\$0	\$176,886	\$9,205	\$9,205	\$0	52.037382
Totals						\$27,514	\$79,713	\$52,199	

Notes:

- In interim years, taxes will be paid based on the current year's assessed value.
- The Estimated Added Value is based on projected income provided by the applicant.
- Beginning in Year 6, the value used to determine the PILOT payment will be established by the assessor as of the taxable status date preceding the sixth PILOT year. Thereafter, the value will be updated every five years for the remainder of the term.
- Exemption schedule is based on Adaptive Reuse Schedule set forth in the IDA's Uniform Tax Exemption Policy.

Tax Rates & Commercial Space Value

Project Name: **Oval Wood Dish Tupper Lake, LLC**

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

Tax Map #: 490.26-2-2

Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.



Commercial Space Added Value Calculation	
Net Income	\$94,502
Operating Expenses	\$72,732
Adjusted Net Income	\$21,770
Cap Rate	8.00%
2028 Estimated Tax Rate	4.31%
Loaded Cap Rate	12.31%
Estimated Assessed Value	\$176,886
Estimated Tax	\$7,619

Tax Rate Calculation	Tax Rate	% of Total
Village of Tupper Lake 2025-2026 Roll	15.764788	37.3%
Town of Tupper Lake 2026 Roll		
General-Townwide	2.199618	
Tupper Lake Village BOE	0.009286	
Highway-Townwide	1.228549	
Town Subtotal	3.437453	8.1%
County General 2026 Roll	5.129856	12.1%
Tupper Lake CSD 2025-2026 Roll	17.892605	42.4%
Total	42.224702	100.0%

Estimated Property Taxes Without Project

Project Name: **Oval Wood Dish Tupper Lake, LLC**

3/17/2026

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

Tax Map # 490.26-2-2

Description: Redevelopment of historic industrial site into 80 affordable housing units and 36,318 S.F. of commercial space.



Table 1: Project Information	
2026 Assessed Value (Base Value)	\$677,400
2026 Equalization Rate (ER)	60%
2026 Full Market Value	\$1,129,000
2026 Total Tax Rate	42.224702
2028 Estimated Total Tax Rate	43.073419

Table 2: Estimated Property Taxes Without Project				
PILOT Year	Calendar Year	Estimated Assessed Value	Estimated Tax Rate	Total Estimated Taxes Without Improvements
Interim	2026	\$677,400	42.224702	\$28,603
Interim	2027	\$677,400	42.646949	\$28,889
Year 1	2028	\$677,400	43.073419	\$29,178
Year 2	2029	\$677,400	43.504153	\$29,470
Year 3	2030	\$677,400	43.939194	\$29,764
Year 4	2031	\$677,400	44.378586	\$30,062
Year 5	2032	\$677,400	44.822372	\$30,363
Year 6	2033	\$677,400	45.270596	\$30,666
Year 7	2034	\$677,400	45.723302	\$30,973
Year 8	2035	\$677,400	46.180535	\$31,283
Year 9	2036	\$677,400	46.642340	\$31,596
Year 10	2037	\$677,400	47.108763	\$31,911
Year 11	2038	\$677,400	47.579851	\$32,231
Year 12	2039	\$677,400	48.055650	\$32,553
Year 13	2040	\$677,400	48.536206	\$32,878
Year 14	2041	\$677,400	49.021568	\$33,207
Year 15	2042	\$677,400	49.511784	\$33,539
Year 16	2043	\$677,400	50.006902	\$33,875
Year 17	2044	\$677,400	50.506971	\$34,213
Year 18	2045	\$677,400	51.012040	\$34,556
Year 19	2046	\$677,400	51.522161	\$34,901
Year 20	2047	\$677,400	52.037382	\$35,250
			Total	\$642,469

Notes:

1. The purpose of this table is to estimated the total property taxes that would be generated if the proposed project does not occur.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the “Act”) will be held by the County of Franklin Industrial Development Agency (the “Agency”) on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, in connection with the matter described below.

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application to the Agency in connection with a certain proposed project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the “Land”, being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the “Existing Improvements”); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income (“AMI”), and collectively, the “Affordable Housing Facility”, (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the “Commercial Spaces”), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the “Improvements”); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the “Equipment” and, collectively with, the Land, the Existing Improvements and the Improvements, the “Facility”); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the “Financial Assistance”) in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the “PILOT Agreement”).

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company’s Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency’s website at: <https://adirondackfrontier.com/about-us/resource-library/>. The Agency will live-stream the

public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adirondackfrontier.com .

DATED: March 9, 2026

COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

**FRANKLIN COUNTY
PUBLIC NOTICE**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the County of Franklin Industrial Development Agency (the "Agency") on March 24, 2026, at 6:00 p.m. local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, in connection with the matter described below.

OVAL WOOD DISH TUPPER LAKE LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the "Company"), has submitted an application to the Agency in connection with a certain proposed project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 11 acres of real property located at 116 Demars Boulevard in the Village of Tupper Lake, New York (the "Land", being more particularly described as a portion of tax parcel No. 490.26-2-2) along with the existing improvements thereon consisting principally of an approximately 124,647 square feet of multi-building vacant industrial space and related exterior improvements (the "Existing Improvements"); (ii) the planning, design, engineering, renovation, reconstruction, rehabilitation of the Existing Improvements to provide for a mixed use commercial campus, including (a) 80 apartment units, comprised of 57 one-bedroom units and 23 two-bedroom units, all to be rented at regulated rents at percentages of area medium income ("AMI"), and collectively, the "Affordable Housing Facility", (b) approximately 22,609 square feet of commercial space to be leased, approximately 5,225 square feet of co-working spaces to be leased, and approximately 8,484 square feet of climate controlled storage spaces and units to be leased (collectively, the "Commercial Spaces"), and (c) other related structural work, roofing and buildings systems work, site work, exterior access and egress improvements, internal and external parking lots and spaces, curbage, signage, utility and related exterior improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land, the Existing Improvements, and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land, the Existing Improvements and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction").

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"Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction or equipping of the Facility; (B) mortgage recording tax exemption(s) relating to financings undertaken by the Company in furtherance of the Project; and (C) a partial real property tax abatement provided through a Payment in Lieu of Tax Agreement (the "PILOT Agreement").

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://adironackfrontier.com/about-us/resource-library/>. The Agency will live-stream the public hearing through its webpage and encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record, which can be submitted to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adironackfrontier.com.

DATED: March 9, 2026
COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

AFFIDAVIT OF PUBLICATION

Adirondack Daily Enterprise
2345 Maxon Road Extension, Saranac Lake, NY, NY 12308
(518) 730-4551

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Adirondack Daily Enterprise, a Daily newspaper of general circulation, printed and published in Saranac Lake, NY, New York, designated by the County Clerk of Franklin County, Essex County as a newspaper of record; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Mar 12, 2026

Notice ID: q9PVdGusHcVHp1T1vN6v

Notice Name: Public Hearing OWD Tupper Lake Updated

Publication Fee: \$185.37

Anjana Bhadoriya

Agent

VERIFICATION

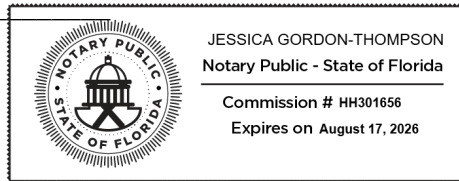
State of Florida
County of Orange

Signed or attested before me on this: 03/18/2026

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.



**NOTICE OF PUBLIC HEARING
(Oval Wood Dish Tupper Lake LLC Project)**

March 9, 2026

VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

To: The Chief Executive Officers of
Affected Tax Jurisdictions on Schedule A

Re: County of Franklin Industrial Development Agency:
Oval Wood Dish Tupper Lake LLC Project
Notice of Public Hearing and
Delivery of Agency Initial Project Resolution

Ladies and Gentlemen:

Please note that on March 24, 2026 at 6:00 p.m., local time, at Tupper Lake Police & Fire Department, 21 Santa Clara Ave, Tupper Lake, New York 12986, the County of Franklin Industrial Development Agency (the “Agency”) will conduct a public hearing regarding the above-referenced project. Enclosed is a copy of the Notice of Public Hearing describing the Project and the Financial Assistance contemplated by the Agency. The Notice has been submitted to the *Adirondack Daily Enterprise* for publication.

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://adirondackfrontier.com/about-us/resource-library/>. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to Jeremy Evans, AICP, Chief Executive Officer, County of Franklin IDA, 360 West Main Street, Malone, New York 12953 and/or via e-mail at jeremy@adirondackfrontier.com.

On March 4, 2026, the Agency adopted an Initial Project Resolution (the “Initial Project Resolution”) with respect to the Project. Pursuant to GML Section 859-a(a-1), please also find enclosed a copy of the Initial Project Resolution for your records. We are providing this notice to you, pursuant to General Municipal Law Section 859-(a), as the chief executive officer of an affected tax jurisdiction within which the project is located.

Very truly yours,



COUNTY OF FRANKLIN INDUSTRIAL
DEVELOPMENT AGENCY

Schedule A

Affected Tax Jurisdiction Officials

Franklin County, New York

Hon. Gregory Janisewski, Chair
Franklin County Board of Legislators
355 West Main Street, Suite 409
Malone, New York 12953

Tupper Lake Central School District

Jaycee Welsh, Superintendent
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Tupper Lake Central School District

Jane Whitmore
Board of Education, President
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Tupper Lake Central School District

Shauni Kavanagh, District Clerk
Tupper Lake Central School District
294 Hosley Avenue
Tupper Lake, New York 12986

Town of Tupper Lake

Hon. Rick Dattola
Town Supervisor
120 Demars Boulevard
Tupper Lake, New York 12986

Village of Tupper Lake

Hon. Mary A. Fontana, Mayor
Village of Tupper Lake
53 Park Street
Tupper Lake, New York 12986

Franklin County, New York

Donna Kissane, County Manager
355 West Main Street, Suite 456
Malone, New York 12953

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Malone, NY 12953

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Donna Kissane, County Manager
 Street and Apt. No., or PO Box No.
 355 West Main St, Suite 456
 City, State, ZIP+4®
 Malone, NY 12953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Donna Kissane, County Manager
 355 West Main St. Suite 456
 Malone, NY 12953

9589 0710 5270 2245 2265 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature*
 X *Jessica Pryce* Agent Addressee

B. Received by (Printed Name)
Jessica Pryce

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

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Malone, NY 12953

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Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Gregory Janisewski, Board of Legislatics
 Street and Apt. No., or PO Box No.
 355 W Main St, Suite 409
 City, State, ZIP+4®
 Malone, NY 12953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Gregory Janisewski, Chair
 Board of Legislators
 355 W Main St, Suite 409
 Malone, NY 12953

590 9402 9592 5121 1152 96

Number (Transfer from service label)
 9589 0710 5270 2245 2266 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Heather Marlow* Agent Addressee

B. Received by (Printed Name)
Heather Marlow

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

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Tupper Lake, NY 12986

OFFICIAL USE

Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To
 Alice Lemmey
 Street and Apt. No., or PO Box No.
 Tupper Lake Central School District
 City, State, ZIP+4®
 Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Alice Welsh, Superintendent
 Tupper Lake Central School District

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Alice Lemmey* Agent Addressee

B. Received by (Printed Name)
Alice Lemmey

C. Date of Delivery
3/13/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32
9589 0710 5270 2245 2265 32

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Tupper Lake, NY 12986

OFFICIAL USE

Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026

Sent To: Mary Fontana, Mayor
Street and Apt. No., or PO Box No. Village of Tupper Lake
53 Park St
City, State, ZIP+4® Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Mary Fontana, Mayor
Village of Tupper Lake
53 Park St
Tupper Lake, NY 12986



9590 9402 9592 5121 1153 02

Article Number (Transfer from service label)
9589 0710 5270 2245 2265 32 Restricted Delivery

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Jane St Louis

B. Received by (Printed Name) Jane St Louis C. Date of Delivery 3-13-26

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

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Tupper Lake, NY 12986

OFFICIAL USE

Certified Mail Fee	\$5.30	0953
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	03/10/2026


Sent To: Shauni Kavanagh, District Clerk
Street and Apt. No., or PO Box No. TLCSD
294 Hesley Ave
City, State, ZIP+4® Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Shauni Kavanagh, District Clerk
Tupper Lake Central School District
294 Hesley Ave
Tupper Lake, NY 12986



9590 9402 9592 5121 1153 95

Article Number (Transfer from service label)
9589 0710 5270 2245 2263 72 Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Alice Demieux

B. Received by (Printed Name) Alice Demieux C. Date of Delivery 3/9/26

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation™
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Tupper Lake, NY 12986

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	

Sent To: Rick Dattola, Town Supervisor
Street and Apt. No., or PO Box No. 120 Demars Blvd
City, State, ZIP+4® Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
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1. Article Addressed to:
Rick Dattola, Town Supervisor
120 Demars Blvd
Tupper Lake, NY 12986

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Mary Kay Strach

B. Received by (Printed Name) Mary Kay Strach C. Date of Delivery 3/12/26

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

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Tupper Lake, NY 12986

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$10.77

0953
02

Postmark
Here

03/10/2026

Sent To
 Jane Whitmore, Board President, TLCS.D
 Street and Apt. No., or PO Box No.
 294 Hasley Ave
 City, State, ZIP+4®
 Tupper Lake, NY 12986

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
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Article Addressed to:
 Jane Whitmore, President
 Board of Education
 Tupper Lake Central School District
 294 Hasley Ave
 Tupper Lake, NY 12986



9590 9402 9592 5121 1154 25

Article Number (Transfer from service label)

9589 0710 5270 2245 2263 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 * Alice D. Lemieux Agent Addressee
 B. Received by (Printed Name) Alice D. Lemieux
 C. Date of Delivery 3/12/26
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
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(over \$500) Restricted Delivery

EXHIBIT B
SEQRA MATERIALS

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 <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> 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
 Tupper Lake Smart Growth Plan, April 2011

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. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

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? Yes No

If Yes,

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, Build-out of existing building is proposed to create commercial space

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? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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? Yes No
 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) Existing building + new parking areas = 7 acres
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. Site runoff to new stormwater management area

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

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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? Yes No
 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)

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? Yes No
 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) Yes No
 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 Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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: Multifamily residential will generate less traffic than a 500 employee factory that once occupied the site

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 1/2 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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • 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 covertypes on the project site.

Land use or Covertypes	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? NYS DECinfo Locator indicates not facilities nearby 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: NYS DECinfo Locator indicates not facilities nearby
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: NYS DECinfo Locator indicates not facilities nearby
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 Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
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: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 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* or *ii*, 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:

- 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information


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

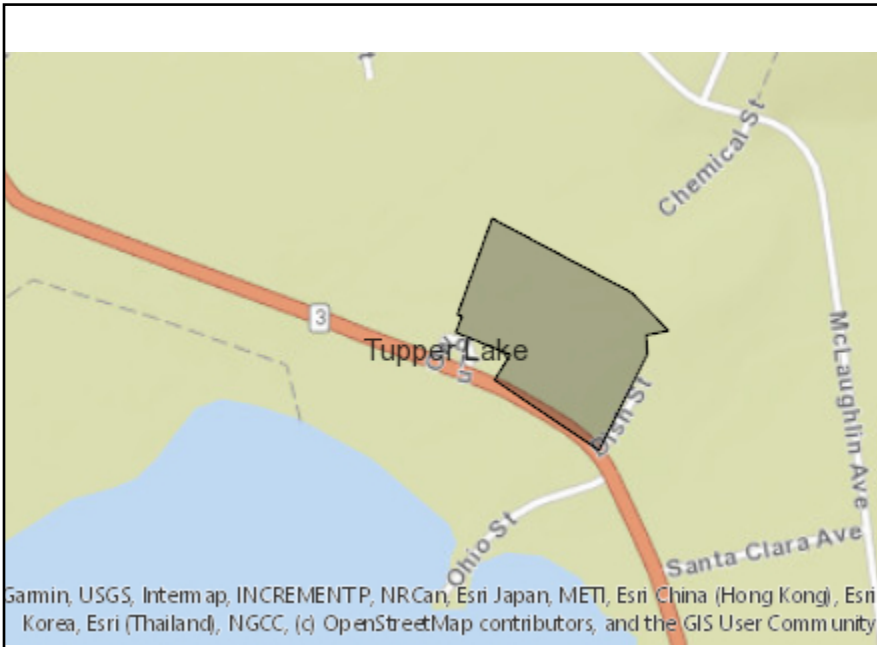
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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 - Wetlands Name]	Federal Waters, APA Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	APA Wetland (in acres):5.94819656
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (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.

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

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (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>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. 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	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES	
The Oval Wood Dish (OWD) Factory is located within the OWD Historic District, listed on the National Register of Historic Places. The interior and exterior renovations of the structure will follow Section 106 of the National Historic Preservation Act.				Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.				E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.				E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____				E3g	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. NO YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

Based on ITE standards this project is expected to generate 19 entering/34 exiting vehicle trips during the AM peak hour and 70 entering/45 exiting vehicle trips during the PM peak hour. This results in 39 fewer trips generated in the AM hour and 14 more trips generated in the PM hour compared to the previous use of the site as a factory. See attached traffic analysis. Industry standard requires a traffic analysis when a project generates 100 + trips during peak hours.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. NO YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
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>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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



Traffic Analysis for Oval Wood Dish Factory Revitalization Tupper Lake, NY 12986

The purpose of this letter is to provide a trip generation assessment related to the proposed Oval Wood Dish Factory Revitalization Project located at 100, 104 & 116 Demars Boulevard, Town of Tupper Lake, Franklin County, New York, as outlined by the proposed design documents. This letter details projected trip generation volume estimates of the Proposed uses as compared to the previous factory use, and discusses the thresholds for completing a Traffic Impact Study (TIS). Outlined below are the results of the study.

Proposed Development

The proposed development consists of the redevelopment of a vacant 150,000 +/- SF factory into a mixed-use development of apartments, a local craft brewery, shared workspace, and internal parking. The site will continue to access Demars Boulevard (State Route 3) from existing roadway connections on Dish St & OWD Lane. It is noted that both Dish St & OWD Lane are non-signalized intersections with stop signs on Dish St & OWD Lane. Demars Boulevard provides one travel lane in each direction with a shared left turn central lane. Demars Boulevard (State Route 3) is the main access road through the northern half of Tupper Lake, with an Average Daily Trip (ADT) count of 7,832 vehicles. The roadway has ample capacity to handle more traffic.

Data contained in Trip Generation, 10th Edition, published by the Institute of Transportation Engineers (ITE) was used to project the volume of traffic generated by the proposed development. Data published by the ITE is the nationally accepted standard for generating trips for new uses. Table I summarizes the volume of projected site trips during the weekday AM and PM peak hours.

During its peak in 1940, the Oval Wood Dish Factory employed 539 employees. The trip numbers shown in the table are more conservative than this and likely the roadway saw even higher traffic than presented in the ITE trip generation table.

See the trip generation table on the following page:

TABLE I: SITE GENERATED DRIVEWAY VOLUMES

LAND USE	SIZE	AM PEAK HOUR		PM PEAK HOUR	
		ENTER	EXIT	ENTER	EXIT
Previous Factory Use (ITE LUC 140)	150,000 SF	72	21	31	70
Newly Renovated 92 housing apartments (ITE LUC 220)	103,000 SF	9	33	32	20
Local Craft Brewery (ITE LUC 925)	5,000 SF	5**	1**	37	20
Co workspace	5,000 SF	5	1	1	5
Difference in Trips Generated		-53	+14	+39	-25

*No Trip generation data available for bars in the AM, numbers are estimated for craft brew employees

The proposed development is expected to generate 19 entering/ 34 exiting vehicle trips during the AM peak hour and 70 entering/ 45 exiting vehicle trips during the PM peak hour. This results in 39 fewer trips generated in the AM hour and 14 more trips generated in the PM hour compared to previous usage.

Thresholds for the Requirement of a Traffic Impact Study

Reviewing agencies – including the New York State Department of Transportation (NYSDOT) – use a guideline in determining whether a project warrants the preparation of a traffic assessment report. The applicable guideline is that if a proposed project is projected to add 100 vehicles per hour (vph) or more to an intersection, then that intersection should be studied for potential traffic impacts. Based upon the ITE projections the proposed Oval Wood Dish Revitalization will generate less than 100 vph at an approach for an intersection and does not warrant a traffic impact study.

Conclusions

Given the low volume of projected site generated traffic, State Route 3 having an average daily trip count of 7,832 with ample capacity for more vehicles, and the consideration that this development will revitalize a vacant historic building in Tupper Lake, it is our firm’s professional opinion that the proposed project will not have any potentially significant adverse impact on traffic operations within the study area. Given these considerations, no further study is warranted or recommended.

If you have any questions or are in need of additional information, please do not hesitate to contact our office.

Regards,



David Cox, PE
Associate | Project Manager

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>



Department of
Environmental
Conservation

ENB Region 5 Notices 3/23/2022

Adirondack Park Agency Completed Applications

County: Hamilton

Applicant: Tarpon Towers II, LLC, T-Mobile Northeast, LLC, New Cingular Wireless PCS, LLC d/b/a AT&T, Herkimer County, Hamilton County, and the Town of Inlet

Contact for this Project: Jacqueline Phillips Murray, Esq.
The Murray Law Firm, PLLC
10 Maxwell Drive, Suite 100
Clifton Park, NY 12065

Office: Adirondack Park Agency (APA)
P.O. Box 99, Route 86
Ray Brook, NY 12977
Phone: (518) 891-4050

APA Contact: Ariel Lynch
E-mail: RPcomments@apa.ny.gov

APA Project Number: 2021-0207

Project Title: Tarpon Towers II, LLC, T-Mobile Northeast, LLC, New Cingular Wireless PCS, LLC d/b/a AT&T, Herkimer County, Hamilton County, and the Town of Inlet

Location: Limekiln Road in the Town of Inlet, New York.

APA Land Use Classification: Rural Use

For Adirondack Park Agency: Comment Period Ends: April 7, 2022

Project Description: The project involves the Installation of two monopine telecommunications towers, one 90 foot tall and the other 95 foot tall (95 foot and 100 foot tall to the top of simulated branching); installation of antennas on the towers for T-Mobile, AT&T, Herkimer County, Hamilton County, and the Town of Inlet; and construction of three separate equipment shelters/pads at the base of the towers. The project involves construction of an access drive 1,130 ± foot in length from Limekiln Road, to connect with an existing 3,010 ± foot-long access drive, and then to connect with an additional 830 ± foot of existing access drive (to be widened) to reach the tower site. Underground utilities will be installed along the access drive.

Negative Declaration

Franklin County - The Village and Town of Tupper Lake, as lead co-agencies, have determined that the proposed Oval Wood Dish (OWD) Redevelopment will not have a significant adverse environmental impact. The action involves the adaptive reuse of a vacant factory building to a mixed-use (residential/commercial) development. The project includes the creation of 80 ± residential units, 25,000 square foot of commercial space and self-storage, and indoor and door parking. A 6,600 square foot portion of the building will be demolished to create open space. Site improvements include lighting and landscaping, and private landscaped courtyards for the residents. The project is located in the Town of Tupper Lake, New York.

Contact: Paul O'Leary, Town of Tupper Lake, 120 Demars Boulevard, Tupper Lake, NY 12986, Phone: (518) 359-3580, E-mail: poleary@townoftupperlake.com.

Notice of Acceptance of Final SEIS

Warren County - The Adirondack Park Agency (APA), as lead agency, has accepted a Final Supplemental Environmental Impact Statement on the proposed Map Amendment 2021-01. The Final SEIS is available from the contact listed below and on line at: https://www.apa.ny.gov/about_agency/mapamendments/MA202101FSEIS.pdf.

The action involves an amendment to the Official Adirondack Park Land Use and Development Plan Map in the Town of Warrensburg, Warren County (Map Amendment 2021-01), pursuant to Section 805 (2) (c) (1) of the Adirondack Park Agency Act (Executive Law, Article 27), to reclassify approximately 21.9 acres from Low Intensity Use to Moderate Intensity Use, and the denial of a request to reclassify approximately 65.9 acres from Rural Use to Hamlet. The project is located at 222-282 River Street and 4046-4124 Main Street, in the Town of Warrensburg, New York

Contact: Matthew Kendall, APA, PO Box 99, Ray Brook, NY 12977, Phone: (518) 891-4050, E-mail: mapamendment_comments@apa.ny.gov.