
Application for Financial Assistance

County of Clinton Industrial Development Agency (CCIDA)
137 Margaret Street, Suite 209
Plattsburgh, NY 12901
infoatIDAs@gmail.com

*A nonrefundable administrative application fee of \$1500 must be submitted at the time of the application, of which, \$750 will be applied to the project's closing cost. Checks may be made payable to: **The County of Clinton IDA.***

Please submit one (1) electronic copy and two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to the address above. Include the check with the hard copies.

***ALL APPLICATIONS MUST BE SUBMITTED TWO WEEKS PRIOR TO THE
REGULAR SCHEDULED CCIDA MEETING***

*For a copy of the meeting schedule as well as the Uniform Tax Exempt Policy (UTEP) go to
www.clintoncountyida.com*

Application Updated: 7/2016

Note to Applicant:

The information requested by this application is necessary to determine the eligibility of your project for Clinton County Industrial Development Agency (CCIDA) benefits. Please answer all questions, inserting "none" or "not applicable" where appropriate. If you are providing an estimate, please indicate by inserting "est." after the figure. Attach additional sheets if more space is needed for a response than provided.

Please submit two (2) hard copies of the application (and any attachments) and SEQR (if applicable) to **CCIDA, 137 Margaret Street, Suite 209, Plattsburgh, NY 12901 ATTN: Executive Director**. In addition, please send an electronic version of the entire application and SEQR (if applicable) as well as all attachments to infoatIDAs@gmail.com. Include within the hardcopy, a check made payable to the County of Clinton Industrial Development Agency in the amount of \$1500. **Submissions must be made two (2) weeks prior to the regular scheduled meetings of the CCIDA (2nd Monday of each month unless otherwise noted).**

Upon submission of this application to the CCIDA, the application becomes a public document. Be advised that any action brought before the CCIDA is public information. All agendas are issued and posted on the CCIDA's website seven (7) days prior to Board meetings. If there is information that the applicant feels is of a proprietary nature, please identify as such, and that information will be treated confidentially to the extent permitted by the law.

By signing and submitting this application, the Applicant acknowledges that it has received a copy of the CCIDA's Uniform Tax Exempt Policy (UTEP) and all other policies mentioned. Policies can be obtained at www.clintoncountyida.com.

A project financed through the CCIDA involves the preparation and execution of significant legal documents. These documents not only comply with New York State law but also conform to CCIDA policies in effect at time of closing (all policies are posted on the website). Please consult with an attorney before signing any documents in connection with the proposed project.

The applicant will receive an engagement letter from the CCIDA's legal counsel. The applicant will then be asked to sign the engagement letter acknowledging it understands that the project is responsible for **all** CCIDA legal costs related to the project, including when the project is re-conveyed. In addition, should the project not close and legal services have been rendered by the CCIDA legal counsel, the applicant will still be responsible for those costs.

If the project requires a public hearing, a representative from the applicant's organization is required to be present. A date will be coordinated by the CCIDA's legal counsel and/or Executive Director. If you have any questions regarding the application or the process, feel free to contact the CCIDA's Executive Director at (518) 565-4600 or infoatIDAs@gamil.com.

PART I: Project Information

PROJECT'S CCIDA APPLICATION # _____ (Official Use)

Section A: Assistance

Type of Financial Assistance Requested - [Check One]

Straight Lease - x[✓] Bond Financing - [] Both - [] Other - []

If "Other," Explain: _____

Type of Benefits Project is Seeking - [Check All that Apply]

Real Estate Mortgage
Exemption/ Sales Tax Exemption - Recording Tax Tax-Exempt Other - []
PILOT - x[✓] x[✓] Exemption- [] Bonds - []

**Note: If applicant is seeking bonds, a PILOT and/or exemption from sales and/or mortgage recording tax additional information will be required in Part II of this application.*

If Other, Explain: _____

Section B: Background

1.)

Company Name:	Schluter Systems L.P.
Company Point of Contact:	C.J. Madonna
Address:	194 Pleasant Ridge Road
Phone Number:	(518) 593-4492
Point of Contact's e-mail:	cmadonna@schluter.com
Company Website:	www.schluter.com
Company NAICS Code:	423990
Employer Identification Number (EIN):	14-1772376

2.) Business Type [Check One]:

☐ Private or Public Corporation

If Public, on what exchange is it listed? _____

☐ Subchapter S

☐ Sole Proprietorship

☐ General Partnership

☒ Limited Partnership

☐ Limited Liability Company/Partnership

☐ DISC

☐ Not-for-profit

☐ Other: _____

State of Incorporation (if applicable): N.Y.

3.) Describe the nature of your business and its principal products and/or services:

We are a Tile Installation Company, that produces products associated with tile installations, including waterproofing shower systems, infloor heating, profiles and related materials. Our principle products include Schluter®-DITRA, Schluter®-DITRA-HEAT, Schluter®-KERDI and Schluter®-KERDI-BOARD (waterproofing).

3a.) Will the project move its facility from another location in New York to Clinton County? Yes ☒ or No ☐

3b.) Will the project result in the abandonment of an existing facility in New York? Yes ☒ or No ☐

3c.) If "Yes" to 3a and/or 3b, is the reason for moving to another location in the state to remain competitive in your industry or the state? Yes ☐ or No ☒

If "Yes," please explain

Moving since our lease at the PARC facility on the former PAFB on Conn. Avenue. is Expiring. We are building our facility- as was discussed with the County Airport Manager.

4.) Applicant's Stockholders, Directors and Officers (or Partners):

Stockholders/Directors/Officers	Name	Address	Business Affiliation/Percentage Ownership
Limited Partner	UMS Holding GmbH	194 Pleasant Ridge Rd. Plattsburgh, NY	99
General Partner	S. Systems Inc.	194 Pleasant Ridge Rd. Plattsburgh, NY	1

4a.) Has anyone on this list been convicted of a Felony? Yes [] or No [x]

If "Yes," Explain: _____

4b.) Has anyone on this list filed Bankruptcy? Yes [] or No [x]

If "Yes," Explain: _____

5.) Applicant's Counsel, Accountant and Bank References:

Applicant's Counsel
Name: C.J. Madonna Esq. Firm: Address: 194 Pleasant Ridge Road, New York, NY 12901 Phone: 518-324-3455 E-mail: cmadonna@schluter.com
Applicant's Accountant
Name: Firm: Roedl & Partner Address: 747 Third Avenue, New York, NY 10017 Phone: 212-380-9250 E-mail:
Applicant's Bank Reference(s)
Name: Paul Connelly Firm: Community Bank, N.A. Address: 468 Route 3, Plattsburgh, NY 12901 Phone: 518-420-2565 E-mail: Paul.Connelly@communitybankna.com

6.) Project Type [Check All that Apply]:

- | | | | |
|---|---|---|--|
| ☐ Manufacturing | ☐ Warehousing | ☒ R & D | ☐ Tax-Exempt |
| ☐ Wind Farm | ☐ Commercial | ☐ Retail | ☐ Medical |
| ☐ Residential | ☐ Recreation | ☐ Adaptive Reuse | ☐ Other |
| ☐ Small Alternative Energy | ☐ Distributive Service | ☐ Tourism Destination Facility | ☐ Industrial (includes pollution control) |

**See CCIDA Eligible Project Policy for definitions www.clintoncountynyida.com*

If "Other," please explain:

*For Retail and Tourism Projects **ONLY**— All others Skip to Question 7*

6a.) Retail Projects:

- Will the project's facility be used in making retail sales of physical goods to customers who visit the proposed facility? Yes ☐ or No ☐
- Will the project's facility be used in providing services to customers who physically visit the facility? Yes ☐ or No ☐
 - If "Yes" to either of the above, how much of the project's facility will be devoted to said use?
- Is the project a critical part of a larger, planned development in the community? Yes ☐ or ☐ No
- Has the project been endorsed by the local municipal chief executive officer or the local municipal governing body? Yes ☐ or No ☐
- Is the project located in a former Empire Zone? Yes ☐ or No ☐
- Is the project located in a Distressed Census track (based on the latest decennial Census)? Yes ☐ or No ☐

(*Census Track Data Available at www.census.gov)

6b.) Tourism Destination Facility Projects:

- Will the project attract and/or service a significant number of Tourists that come from outside the economic development region (ED Region Includes: Clinton, Essex, Franklin, Hamilton, St. Lawrence, Jefferson and Lewis Counties)? Yes ☐ or No ☐
 - If Yes, attach market analysis that demonstrates said attraction
- Is the project linked to other Tourism Facility Destinations in Clinton County? Yes ☐ or No ☐
- Will the project agree to pay sales tax and occupancy taxes related to the operation of the facility? Yes ☐ or No ☐

- If not operated by a not-for-profit, will the project agree to pay real estate taxes and/or PILOT payments on said facility? Yes [] or No []

7.) Scope of Project [Check All that Apply]:

- ☒ Construction of a new building
- ☐ Acquisition of land
- ☐ Acquisition of existing building
- ☐ Renovations to existing building
- ☐ Construction of addition to existing building
- ☒ Acquisition of machinery and/or equipment
- ☒ Installation of machinery and/or equipment
- ☐ Other (specify) _____

7a.) Have you filled out any environmental assessment forms with other government entities? Yes [x] or No [] (If “yes,” **attach**)

7b.) Has SEQR already been commenced by a lead government agency? Yes [x] or No []
(If yes, please **attach**) **Town Resolution and SEQR papers area attached.**

Note: All projects involving construction, expansion or modification of an existing site must fill out **Part III - SEQR of this application. If SEQR has already been determined and approved by the municipality please attached to Part III of this application.*

8.) Explain your proposed project in detail. This description should include explanation of all of the activities/operations which will occur due to this project; the location (address) and tax map data of the site; the dimensions of new/modifications building(s) & type of construction. Also attach photo of the site, preliminary plans, sketches and/or floor plans of proposed project:

Please see attached.

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 15, 2019**

The Public Hearing is called to order at 7:39 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

UMS PROPERTIES SITE PLAN & SPECIAL USE PERMIT 2019- Request to construct a new 20,000 sq. ft. Research & Development building with related site improvements. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1; Owner/Applicant: UMS Property LLC; Engineer: RMS **SEQR DETERMINATION & DETAILED PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

John Side, owner of a nearby mobile home park asked if the building would be seen from the railroad tracks and project engineer, Aaron Ovios stated that the building would be 100 feet from the
tracks.

The hearing was adjourned at: 7:40 p.m.

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**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 15, 2019**

Resolution No. 19-77A

Motioned by: Maureen Faucher

WHEREAS, the Town of Plattsburgh's Planning Board has before it a project known as the:

UMS PROPERTIES SITE PLAN & SPECIAL USE PERMIT 2019- Request to construct a new 20,000 sq. ft. Research & Development building with related site improvements. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1; Owner/Applicant: UMS Property LLC; Engineer: RMS **SEQR DETERMINATION**; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

WHEREAS, public comment opportunity was provided in consideration of this Project on October 15, 2019; and

WHEREAS, the Town's Planning Board received, considered, and placed on file the Site Plan applications, maps, Stormwater plan, the completed EAF, Part I & II, and other related materials; and

WHEREAS, the Town's Planning Board reviewed the information filed with the application for the Project, including but not limited to the EAF Part I and additional information provided to supplement and clarify the same; and

WHEREAS, the Town's Planning Board conducted a detailed and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS);

Now, therefore, be it

RESOLVED, that the Town's Planning Board does hereby determine that the project is an UNLISTED "ACTION" in accordance with said Environmental Review procedures and a coordinated review will not be done; and, be it further

RESOLVED, that the Town's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the _____ Subdivision _____ x _____ Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

RESOLVED, that the Town Planning Board has reviewed the Planning & Community Development Department's recommendations and findings herein and does determine that:

- a) The access and traffic proposed in the Project were reviewed by the Town Planning Board and found acceptable; and
- b) The proposed increase above the existing impervious area in the Project Plan is not significant, and will be managed and mitigated as defined in the stormwater management plan; and
- c) The lot coverage is in compliance with zoning area requirements and as proposed does not require an area variance; and
- d) The erosion and sedimentation from the development and water quality during such development will be properly controlled as proposed by the storm water management plan; and it is further

RESOLVED, that the Project does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources;
- c) conflict with the Town's current plans or goals for the area where the project is located;
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land; significantly increase the number of people who would come to the site absent such development; or
- h) impair the environmental characteristics of the area; and, *it is further*

RESOLVED, that the Town Planning Board of the Town of Plattsburgh after review of the said Subdivision x Site Plan and Special Use Permit application, maps, plan, completed EAF, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will NOT have a significant effect on the environment. Therefore, the preparation of a DEIS is NOT required; and, be it further

RESOLVED, that the Town Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project; and be it further

RESOLVED, that a copy of this resolution be forwarded to other involved agencies who may be reviewing the Project for their records and files, and that the attached Negative Declaration Notice of Determination of Non Significance be filed accordingly.

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the Town of Plattsburgh and all related material shall be maintained on file at the Town Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Terry Besaw

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole informed the Planning Board that the project was outside the scope of the 5 year master plan SEQRA review and therefore the project had submitted a complete SEQRA long form EAF Part I and that Staff had completed the Part II for their review. Mr. Cole indicated that no significant environmental issues associated with the project had been identified and recommended the Planning Board file a Negative Declaration of environmental significance for the project.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Anne Brandell	X	
Terry Besaw	X	
Jeff Wagner	Excused	
Tim Palmer, Chairman	X	
Terry Senecal	Excused	
Maureen Faucher	X	
Debbie Blake (Alt.)	Present, not voting	
James Sherman (Alt.)	Present, not voting	

Carried: 4-0

II 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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: UMS Property, LLC Proposed Site Plan 2019		
Project Location (describe, and attach a general location map): Tax Map Parcel 232-3-10.1, 194 Pleasant Ridge Road, Plattsburgh, Clinton County.		
Brief Description of Proposed Action (include purpose or need): Construction of new 20,000 square foot Research and Development building with related site improvements.		
Name of Applicant/Sponsor: UMS Property, LLC		Telephone: 518-324-3444
		E-Mail: GJANDOLENKO@schluter.com
Address: 194 Pleasant Ridge Road, Plattsburgh, NY, 12901		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Greg Jandolenko		Telephone: (518) 324-3444
		E-Mail: gjandolenko@schluter.com
Address: 194 Pleasant Ridge Road, Plattsburgh, NY, 12901		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
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 Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town of Plattsburgh Site Plan Approval	
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.
If Yes, what is the zoning classification(s) including any applicable overlay district?

☒ Yes ☐ No

I - Industrial

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? Peru School District

b. What police or other public protection forces serve the project site?

NYS Police, Clinton County Sheriff

c. Which fire protection and emergency medical services serve the project site?

South Plattsburgh Fire

d. What parks serve the project site?

Town of Plattsburgh

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)?

Industrial

b. a. Total acreage of the site of the proposed action?

46.94 acres

b. Total acreage to be physically disturbed?

1.5 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

46.94 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 proposed action be constructed in multiple phases?

☐ Yes ☒ No

i. If No, anticipated period of construction:

10 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 ?

☐ Yes ☒ No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

At completion

of all phases

g. Does the proposed action include new non-residential construction (including expansions)?

☐ Yes ☒ No

If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: height; width; and length

iii. Approximate extent of building space to be heated or cooled: square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☒ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater detention

ii. If a water impoundment, the principal source of the water:

☐ Ground water ☐ Surface water streams ☒ Other specify:

Stormwater

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: .008 million gallons; surface area: 0.1 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):

Earth fill

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 calculations in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will 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: 200 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: Town of Plattsburgh

- 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), 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: 200 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): Sanitary

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____

- Name of district: _____

- Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

- Is the project site in the existing district?

☐ Yes ☐ No

- Is expansion of the district needed?

☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): On-site sanitary septic system _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>1.5</u> acres (impervious surface) _____ Square feet or <u>49</u> acres (parcel size) ii. Describe types of new point sources. _____ Building and parking runoff _____ 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)? On-site detentions with outlet to wetlands _____ • If to surface waters, identify receiving water bodies or wetlands: <u>Neighboring wetlands</u> _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No
iv. Does 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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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.

i. During Construction:

- Monday - Friday: 7-6
- Saturday: 7-6
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 7am-11pm
- 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 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: <u>Dark sky side lighting</u>	
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 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 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:

Campus comprises of industrial manufacturing facilities and storage warehousing with some neighboring residential properties

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	17.72		+1.0
• Forested	12.75		-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.5		-
• Agricultural (includes active orchards, field, greenhouse etc.)	0		-
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		-
• Wetlands (freshwater or tidal)	1.25		-
• Non-vegetated (bare rock, earth or fill)	0		-
• Other Describe: <u>Lawn area</u>	5.72		-1.0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database 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): 510003
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? _____ 40 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: Sand _____ 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 20 feet

e. Drainage status of project site soils: ☒ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 95 % of site
☒ 10-15%: 5 % 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 830-197 Classification D
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... 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: Principal Aquifer

m. Identify the predominant wildlife species _____ at occupy or use the project site: _____ _____ _____	_____ _____
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Pitch Pine-Heath Barrens ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ 13.0, 21.0 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Lake Champlain

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Lake

iii. Distance between project and resource: _____ 2.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

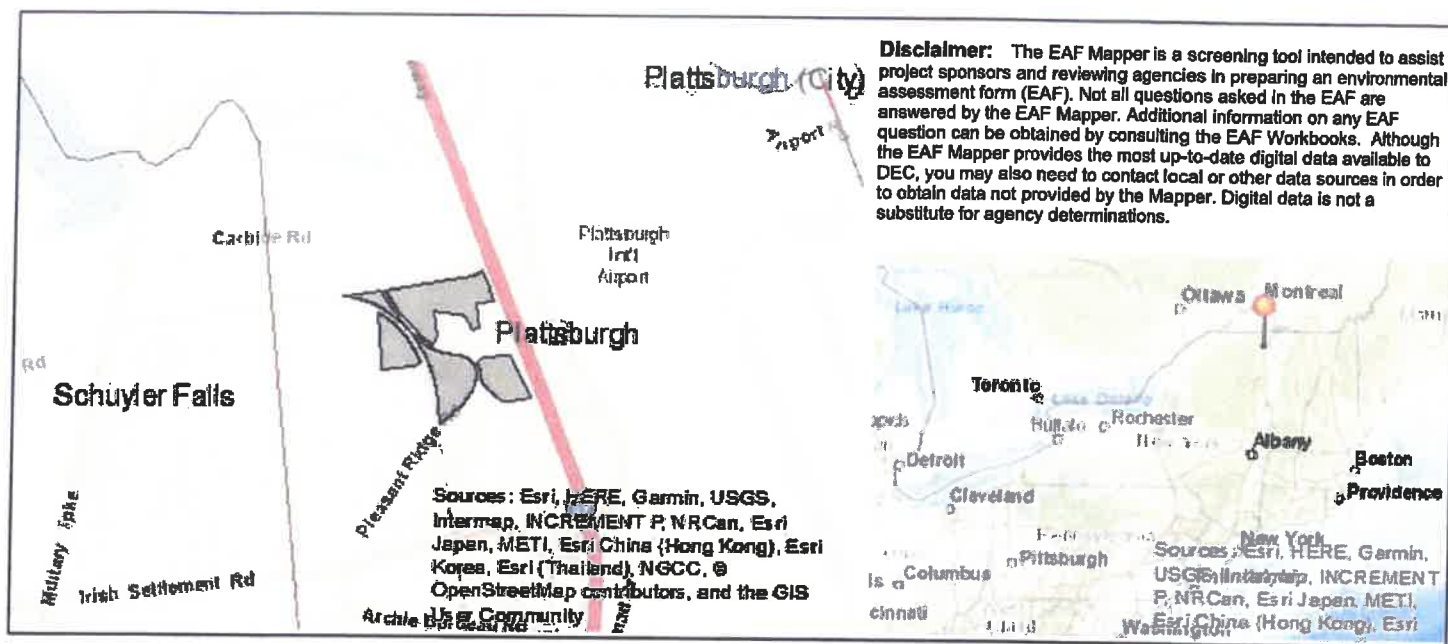
Applicant/Sponsor Name Alexander, PK

Date 7/31/19

Signature [Signature]

Title Spouse

PRINT FORM



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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510003
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	830-197
E.2.h.iv [Surface Water Features - Stream Classification]	D
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.g. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Heath Barrens
E.2.n.i [Natural Communities - Acres]	13.0, 21.0
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 Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

Agency Use Only [If applicable]

Project : UMS R&D Site Plan & S.U.P 2019
Date : 10/11/2019

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

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

Tips for completing Part 2:

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

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

1. Other impacts: _____	☐	☐
-------------------------	--------------------------	--------------------------

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	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

☒ NO

☐ YES

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	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

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

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

If "Yes", answer questions a - e. If "No", go to Section 12.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If "Yes", answer questions a - c. If "No", go to Section 13.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

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

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.

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

8.

Confidential: Project Information Worksheet

CCIDA APPLICATION QUESTION 8.

Schluter Systems L.P. has four operating sites in North America: Plattsburgh, New York,) Reno, Nevada, Dallas / Fort Worth, Texas and Montreal Quebec, Canada. With the Plattsburgh with business offices, manufacturing and distribution facilities for North America. Reno and Dallas presently function as distribution centers and Montreal supplies Canada as well as the marketing and e commerce center through its affiliate Schluter Systems (Canada) Inc.

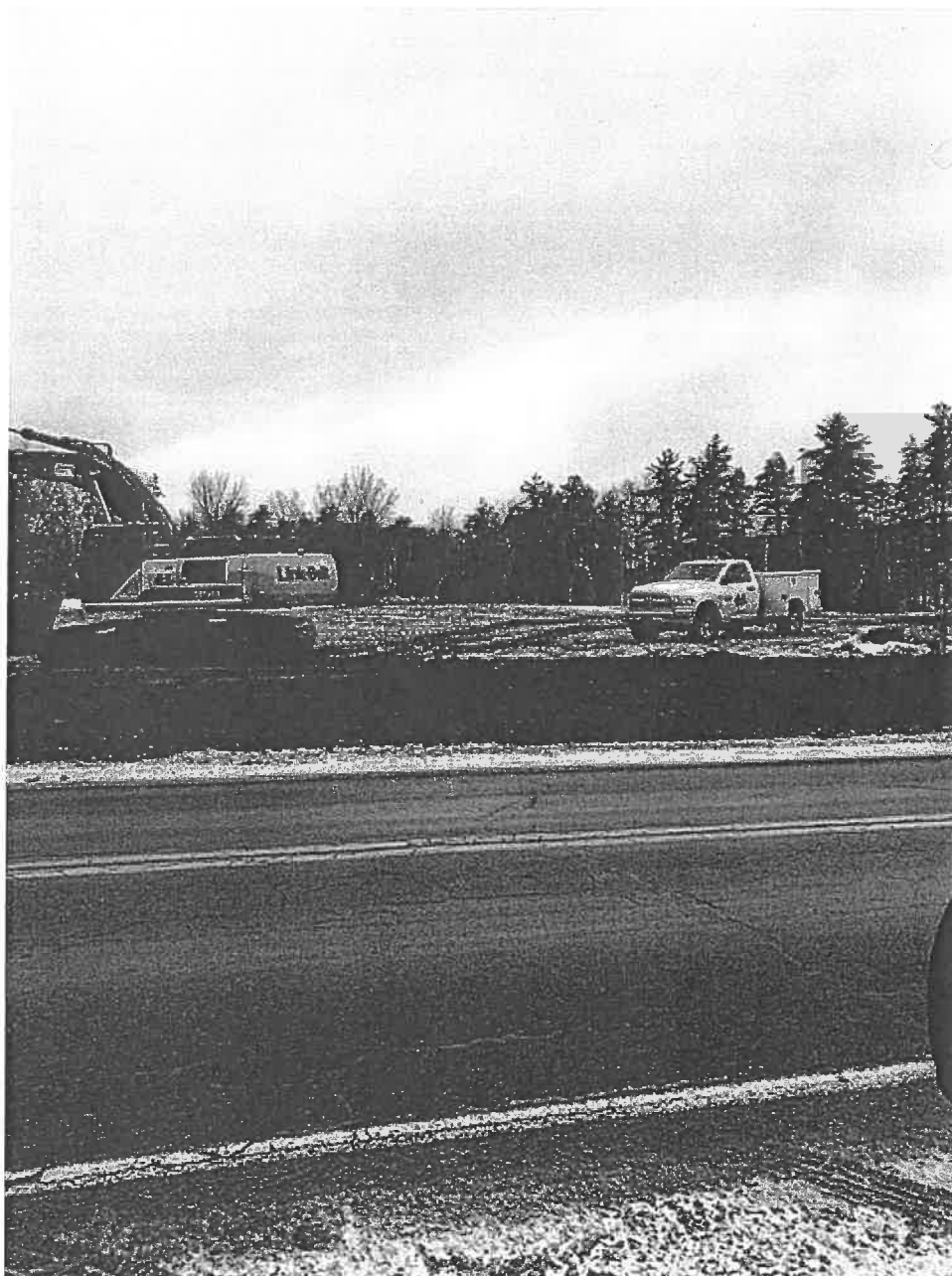
Schluter Systems L.P. has near 800 employees in the US dedicated to creating innovative solutions for the tile industry, working closely with its network of distributors, dealers, tile contractors, architects, specifiers and other members of the building and construction industry.

Plattsburgh is the central location of its operations and deemed most suitable to host the R & D facilities. Schluter elected to construct a 26,572 sq. ft. facility to house it R & D functions for North America. **{SEE attached sketch of building}**. The construction will be place on the vacant portion of its land south of its thin set operations, which is a portion of tax parcel 232.-3-10.1-2018. The parcel is zoned Industrial.

The R & D activities will relate to our products, proposed products and other similar products in the tile industry, including testing of the products.

Attached are (8A) photo of site, (8B) estimate and scope of work describing the project construction, (8C) site plan, (8D) sketch of building, (8E) preliminary plans and floor plan of proposed project and (8F) lands leased for project marked R & D 2020.

8(A)



**LB****Luck Builders**

73 Trade Road, Plattsburgh, NY 12901 • (518) 561-4321 • Fax: (518) 561-8462

January 13, 2020

Estimated Cost & Scope of Work

Schluter Systems Inc.
194 Pleasant Ridge Rd.
Plattsburgh, NY 12901

Attn: Greg Jandolenko

Re: 26,572 SF Laboratory Building

General:

- Provide complete engineering and drawings as required to acquire site plan approval from the Town of Plattsburgh, a building permit, and construction ready documents. Drawings and plans will be designed to meet all NYS Building Codes and Municipal Codes. Final engineering and design will not be completed until after contract is signed, so final engineering, building code or municipal requirements could affect final scope.
- Engineering that could affect final scope include mechanical and electrical engineering, equipment utility requirements not finalized, and other systems requirements. Engineering team includes RMS for all civil and architectural, Sharp Point Engineering for all Structural, RAN for fire protection engineering, and Ed Pearson & Associates for Mechanical and Electrical Engineering.
- Coordinate all requirements of Owner provided equipment and systems with the design and construction documents, and coordinate with Owner's suppliers during construction and installation. Final Owner requirements for equipment and other needs is still in development, without a final layout. Coordination after contract signing will allow design of the building to be started to stay on schedule.
- Provide all As Built Drawings at completion of construction in electronic and printed form, as well as complete O&M Manuals and training on all systems provided with the building.
- Pay all permit fees.
- Provide all surveying and construction layout as required for building and all site work.
- Include testing of soils and concrete.
- Include 8% sales tax on materials only. Capital improvement certificate will be provided by the Owner to the GC. If Owner provides Tax Exempt Certificate for IDA exemption on materials, GC will provide credit for all sales tax on materials provided after receipt of certificate.

- Include standard contractor's insurances to limits acceptable to the Owner and the Owner's insurance company. Does not include Builder's Risk or OCP.
- We do include Performance and Payment Bonds for the project.
- Current Insurance Certificate to be provided to the Owner, includes all insurances and limits, with Owner listed as Certificate Holder, including, General Liability (\$4,000,000 Aggregate), Automobile Liability (\$1,000,000), Umbrella (\$5,000,000) and Workers Compensation per Statute.

Site Work:

- All work as shown on the RMS Site Plans dated 1/3/20.
- Stripping of site, removal of all trees, brush, sod, stumps and other unsuitable material as required for construction.
- Erosion control to include silt fence and other requirements.
- Cut, fill and compact as required to establish proper floor elevations and as required for storm water management.
- Storm water piping, concrete structures and sub surface storage system as shown on site plans prepared by RMS.
- Provide new sanitary line and septic system as per RMS site plans.
- Assumes no pump system will be required for sanitary system.
- Install new 12" water line from municipal system as shown on RMS site plans.
- Extend water line into building.
- Assumes adequate volume and pressure at existing municipal system to provide required flows for sprinkler system without additional pump, and adequate domestic water.
- 6 in. compacted item 4 crushed gravel under lower level floor.
- Excavate backfill and compact for foundation.
- Provide exterior concrete pads and sidewalks as shown on RMS site plans.
- Provide additional fencing and gates as shown on RMS site plans.
- Provide retaining wall with railing as per RMS. Retaining Wall block to match those used at added parking area and retaining wall near warehouse.
- New paved areas as shown on RMS site plans.
- Topsoil and seed disturbed areas of site not otherwise finished.
- Landscaping as shown on RMS site plans.
- Site lighting as shown on RMS site plans.

Foundation/Concrete:

- Steel reinforced footings, piers and grade walls to min. 4 ft. 6 in. below adjacent finish grade, including all reinforcing.
- Slab on grade to be 6in. thick, 4000 psi concrete floor with steel trowel finish, sealed surface and soft cut control joints cut not more than 14 ft. apart in each direction. Includes vapor barrier and wire mesh.
- Slab on deck to be 4in. thick, 4000 psi concrete floor with steel trowel finish with sealed finish.
- Interior slabs to be finished with Ashford Formula Sealer.
- 2 in. rigid insulation around inside of grade wall extending approx. 4 ft. below ext. grade.

- 2 in. rigid insulation under slab on grade at all lab and office areas under mezzanine, total approximately 6,572 SF. For areas to receive Ditra Heat System.

Building:

- 160' x 125' Steel structure with 30' eave height at lowest point of structure at shop/testing areas. Roof to slope 1/4" on 12" to high side, resulting in 33'-4" eave height at high side.
- Galvalume B Deck with R-30 foam insulation and fully-adhered EPDM roofing system.
- Roof hatch and roof access ladder from mezzanine included.
- 3" insulated metal sandwich panel with 26 gauge metal siding at each side, front and rear with all trims and accessories. Insulated 3" panels to stop at Centria Siding area. Insulated panels extend to roof line behind fascia system.
- Area shown on elevations from corner to column line on each side to be light gauge framed walls with gyp sheathing, fiberglass and foam insulation. Centria siding to match existing office siding, or equal up to height shown on renderings. Fascia to be framed out from wall starting at 21' above finished floor. Fascia to be sided with 2" insulated stucco finished Tuff Wall panel by Ceko. Samples to be provided for final choice of all insulated panels. Fascia is full height around all 4 sides of building.
- Mezzanine, 6,572 SF above offices and labs, approximately 125' x 53'-4" with 4" concrete deck. 2 sets of stairs to provide access from first floor to mezzanine, as shown on floorplan. Allowance for stairs carried.
- 1 each new complete loading dock assembly, including 8' X 9' OH door and electric operators, and complete Rite Hite system, including seals, levelers restraints and barriers to match systems installed at warehouse and bridge projects.
- 1 each 12' X 14' OH Door exterior at grade. 1 each 8' X 9' OH door exterior at grade.
- 2 each 8' X 10' OH Doors interior as per floor plan.
- 48 each fixed glass windows of various sizes as shown on rendering. Install 1 glazed door at entrance to reception vestibule.
- 10 each interior 4' x 4' windows in non-fire rated walls. Location to be determined.
- 4 rest rooms as shown on floorplan, including one at locker area with shower, 2 at office areas and 1 on mezzanine. Single use rest rooms with toilet and lavatory and toilet accessories.
- Provide Office, Lab and shop areas as shown on floorplan, with interior partitions framed and insulated, with 5/8" gypsum each side taped and painted. Painted plywood to be used on test side of shop areas.
- Suspended ceilings throughout offices and labs to be 2x2 or 2x4 grid and tiles. Suspended ceilings in shop areas to be 2x4 ceilings supported by framing system at top of wall. Suspended ceilings at air locks to be hung from light gauge framed ceiling with fire treated plywood top. Sprinkler and Electric Rooms to have exposed light gauge framed ceilings fire treated with plywood top.
- Ceramic tile flooring throughout office and lab area downstairs. Any mud systems will be by Schluter subcontractors. Includes full height ceramic at locker room restroom and shower, 4' high ceramic at other restroom walls. Assumes all tile accessories and kerdi board to be supplied by Schluter. We have carried an allowance for 9,000 SF of ceramic

tile installed at \$18/ SF including all labor, materials and Schluter products. Provide walk off mat at entry vestibule.

- All other floors to be sealed with Ashford formula. We exclude any epoxy finishes.
- Provide 40' cabinets and countertops for various areas. Allowance of \$16,000 for materials carried. Includes cabinets at breakroom. Owner to provide break room appliances.
- Provide 15 lockers and benches as shown on floorplan.
- Install hollow metal frames and wood doors in bathrooms, office areas, break room and other finished spaces. Wood doors to be solid core birch, with manufacturer's standard stain choices. Install hollow metal frames and hollow metal doors at exterior and at shop and test areas
- Total of 4 each exterior 3070 insulated steel doors with upper glass, closers and exit hardware.
- Total of 27 each single interior doors, 5 each double interior doors, and 8 sets of automatic sliding doors at air locks.
- Access control system and electric strikes to be provided and installed by Owner's subcontractor.
- Install Pflo series 21 lift with 4,000 lb capacity to provide pallet jack loading and unloading at mezzanine.
- Install compressed air system, including piping and drops. Assumes compressor provided by Owner. Install ductwork to allow manual changing of heat output from outside to inside seasonally. Allowance carried \$80,000 for entire system installed.
- Install 2 dust collection systems, one for sawdust, one for concrete dust. Allowance carried \$40,000 for both systems installed.

Electrical:

- New electrical distribution panels and new 800 amp 480 volt electric service, including new transformer vault and primary and secondary as required, including lighting and general purpose outlets. Final electric service requirements and panels to be determined based on loads from lifts, dock equipment, heating and cooling equipment, lighting, general purpose outlets and equipment requirements of the Owner. Electrical Allowance carried for entire project.
- We do not include any utility charges from NYSEG for electric or natural gas services.
- Natural Gas service piping is also by NYSEG.
- Lighting to be LED fixtures. Assumes standard lighting used in previous projects. Zumpobel lighting is not included in this scope. Pricing of this system to be determined.
- Exterior lighting shown on site plan, including wall packs on building and pole lights on road and at parking areas is included.
- Motion sensors for lighting to be included at restrooms and locker rooms.
- Connections to all equipment listed above, including OH doors, Dock equipment and heating and ventilation equipment listed below.
- All work to conform to NEC.
- Provide standard data runs at office area back to IT room for hookup by Owner to their IT equipment.
- Server Room located in office area to be similar to IT room provided at Thinset.

- All data wiring to be CAT6. Include dual ports at each office drop. Data to be provided at final layout locations. All IT equipment, is provided and installed by Owner's IT department. We have included an allowance (\$15,000) for the data wiring.
- We have included an allowance (\$20,000) for the fire alarm system.
- Includes 250KW Diesel Generator. Includes Transfer Switch. Generator to back Up entire building,
- We have carried an allowance of \$25,000 for lighting protection for the building.
- Install European power system, including 230 volt power via a 480 X 230 V transformer and panel, including 50 Hz instead of standard 60 Hz. Allowance carried for all European power work \$42,000

HVAC:

- 1 only indirect fired Thermo Cycler 480 natural gas heating unit with modulating fresh air dampers and accessories in testing areas.
- Provide heating and ventilation system similar to new maintenance shop for shop areas.
- Provide heating and air conditioning for offices and lab areas as per preliminary layout.
- Includes Type 1 at labs with temperature and humidity controls. Ditra heat in Type 1 areas.
- Type 2 at all office areas under mezzanine, with standard office HVAC and Ditra heat in floors. Ditra heat to be supplied and installed by Schluter.
- Type 3 at all testing and shop areas as per above thermocycler and maintenance shop standard system.
- Type 4 for one cooling room approximately 25' x 25' with cooling down to 50 degrees (Underside of mezzanine to have foam insulation sprayed on. Walls to be insulated panel or equal.). Ditra heat in floor of Type 4 room.
- Type 5 to be slab heat at OH Door area and outside
- We have included an allowance for HVAC systems for all 5 types of systems throughout production, offices, cafeteria and restroom areas, pending final mechanical design. Total allowance carried \$384,200. This does not include Ditra Heat.
- We have included a separate allowance of \$100,000 for a Building Management System. System to be provided and installed by Owner's subcontractor. All equipment and controls to be BMS ready.

Plumbing:

- Install bathrooms at locker room, office area and upstairs on mezzanine.
- Including total of 4 toilets and 4 lavatories.
- Natural Gas Instahot water heaters for all hot water required for restrooms, breakroom etc.
- Restrooms to be accessible as required by code.
- Provide SS sink at breakroom.
- Provide 1 each water cooler.
- 1 utility sink.
- Provide total of 2 floor drains. 1 in wet room and 1 at test area. We have included allowances for sediment separator with plumbing. We exclude oil water separator, and assume no industrial waste will be sent to septic system.

- Provide Eye Wash Station in testing.
- Provide interior and exterior hose bibs.
- Provide 2 primary roof drains connected to storm system, and 2 secondary roof drains exiting building.
- Total Plumbing allowance with roof drains \$90,000.

Sprinkler:

- Ceiling level system to be standard hazard. We exclude full ESFR system or pump. We include calculations for ESFR system, and will provide pipe sizing and layout to be suitable to adapt for future ESFR system. We exclude ESFR heads.
- Design calculations and working drawings to be provided for insurance co. approval in advance of fabrication. We have included an allowance for Sprinkler System pending final design. Total allowance, including design \$123,000.

Clarification:

This scope is a conceptual budgeting document. It is to be considered a basic scope and budget pricing for the design-build construction of a 26,572 SF lab building. Estimated costs are based on our past experience with projects of this type. Final scope, including all engineering, municipal, building code and Owner requirements, as well as testing design and equipment connections, will impact final costs.

Total Estimated Cost: \$5,230,000 PER SF: \$196.82

(C)8

ZONED - INDUSTRIAL, UNITS 1-10
LOCATION: Southern side of Pleasant Ridge Road (1/4 mile east of the Military Turnpike and Cascade Road
Intersections) Town of Pleasantville, Carbon County, New York

USE: Industrial - Auto Sales and Parts

DESCRIPTION	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA	1.64 AC	1.64 AC	1.64 AC
LOT FRONTAGE	145.00 FT	145.00 FT	145.00 FT
LOT DEPTH	113.00 FT	113.00 FT	113.00 FT
MAXIMUM BUILDING AREA	40,000 SQ. FT.	28,000 SQ. FT.	40,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 FT	25 FT	35 FT
MAXIMUM LOT COVERAGE	80%	60%	80%
MINIMUM LOT SETBACK	30 FT	25 FT	30 FT
MINIMUM FRONT SETBACK	30 FT	25 FT	30 FT
MINIMUM SIDE SETBACK	10 FT	10 FT	10 FT
MINIMUM REAR SETBACK	10 FT	10 FT	10 FT

VARIANCE NOTES:
1. MAXIMUM BUILDING AREA VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
2. MAXIMUM BUILDING HEIGHT VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
3. MAXIMUM LOT COVERAGE VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
4. MAXIMUM LOT SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
5. MAXIMUM FRONT SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
6. MAXIMUM SIDE SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
7. MAXIMUM REAR SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
8. MAXIMUM LOT COVERAGE VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
9. MAXIMUM LOT SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
10. MAXIMUM FRONT SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
11. MAXIMUM SIDE SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.
12. MAXIMUM REAR SETBACK VARIANCE APPROVED BY ZONING BOARD ON APRIL 15, 2013 BY A 4-1 VOTE.

These plans and details are the Approved Conditional Preliminary Plans for construction of the proposed 1.64-acre lot. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

Town Planning Department
Date: _____
Date: _____

Town Planning Department
Date: _____
Date: _____

Owner/Developer
Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Fax: _____
Email: _____
Website: _____
Notes: The issuance of this authorization is conditional upon the applicant's compliance with all applicable laws, rules, and regulations. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

Legend:

- Compulsory corner
- Water well
- Utility pole
- Light pole
- Building light
- Challenge structure
- Water valve
- Hydrant
- Railroad
- Property line
- Adjacent property line
- Building setback
- Overhead utility
- Fence
- Easement line
- Certificate
- Storm sewer
- Sanitary force main
- Underground electric
- Underground telephone
- Gas line
- Waterline



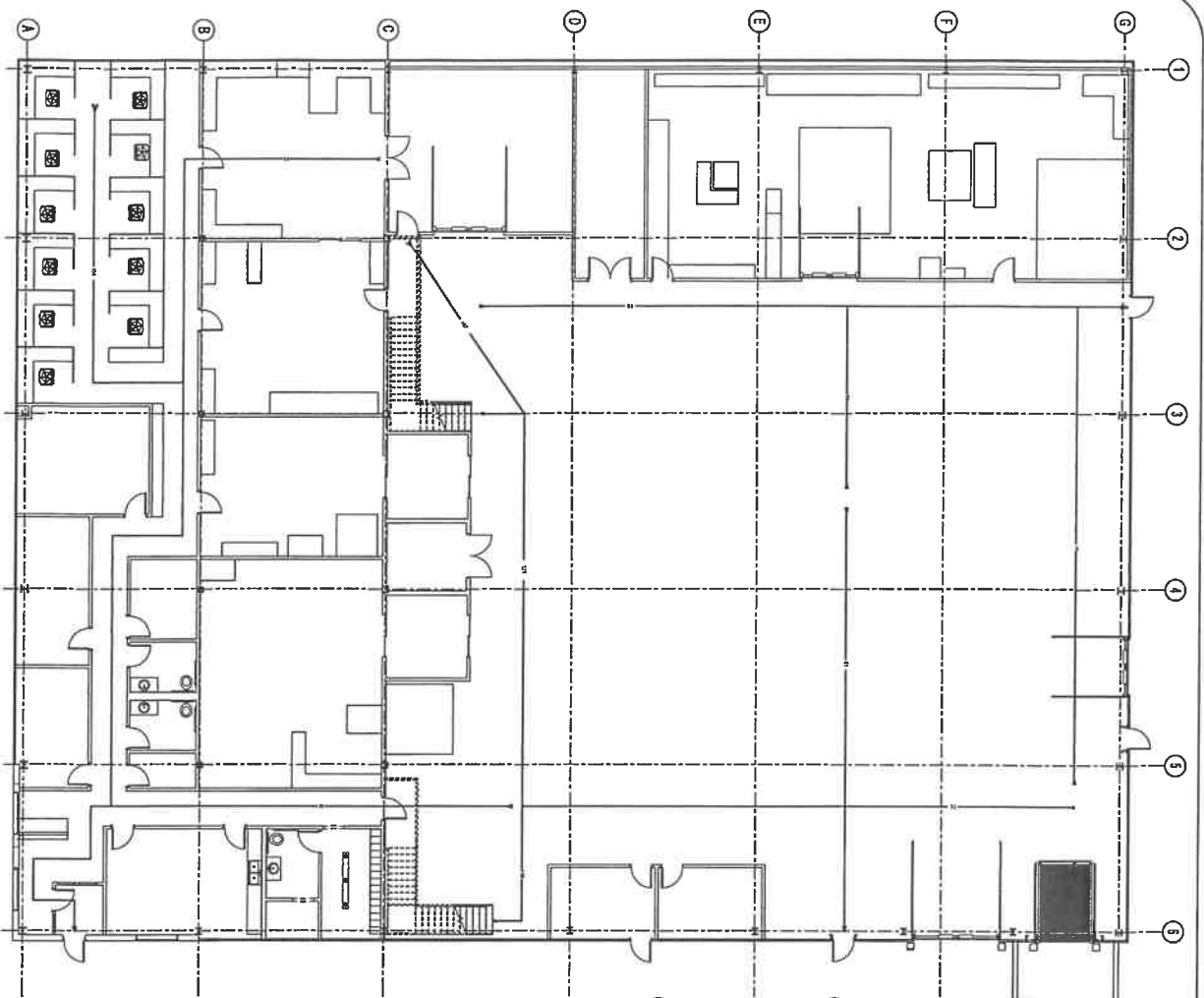
ARCHITECTURAL
A-100 COVER PAGE
A-101 EGRESS PLAN
A-102 FLOOR PLAN
A-103 MEZZANINE FLOOR PLAN
A-104 ROOF PLAN
A-105 BATHROOM LAYOUTS
A-106 ELEVATIONS
A-107 CEILING PLANS
A-108 DETAILS & SECTIONS
A-109 SCHEDULES
E-100 ELECTRICAL PLANS
P-100 PLUMBING PLANS
P-101 WATER SUPPLY PLANS

MECHANICAL
M1.1 LEVEL 1 MECHANICAL PLAN
M1.2 ROOF LEVEL MECHANICAL PLAN
M1.3 MECHANICAL SCHEDULES

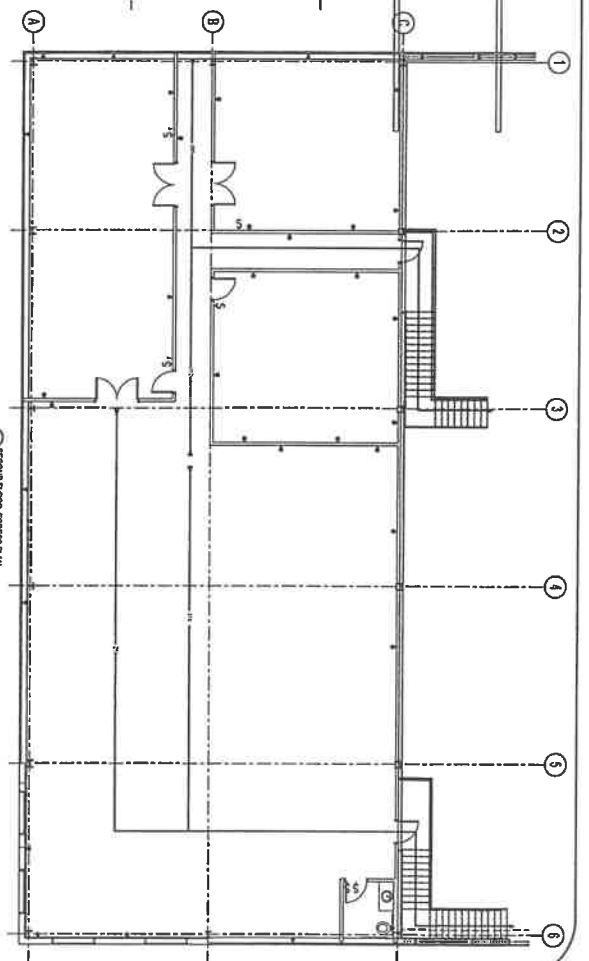
AND SYMBOLS
 FP-2 FIRE PROTECTION
 INSTALLATION PLAN
 FP-3 FIRE PROTECTION
 INSTALLATION PLAN
 FP-4 SEISMIC BRACING NOTES
 AND DETAILS
 FP-5 SEISMIC BRACING PLAN
 FP-6 SEISMIC BRACING PLAN



8(E)



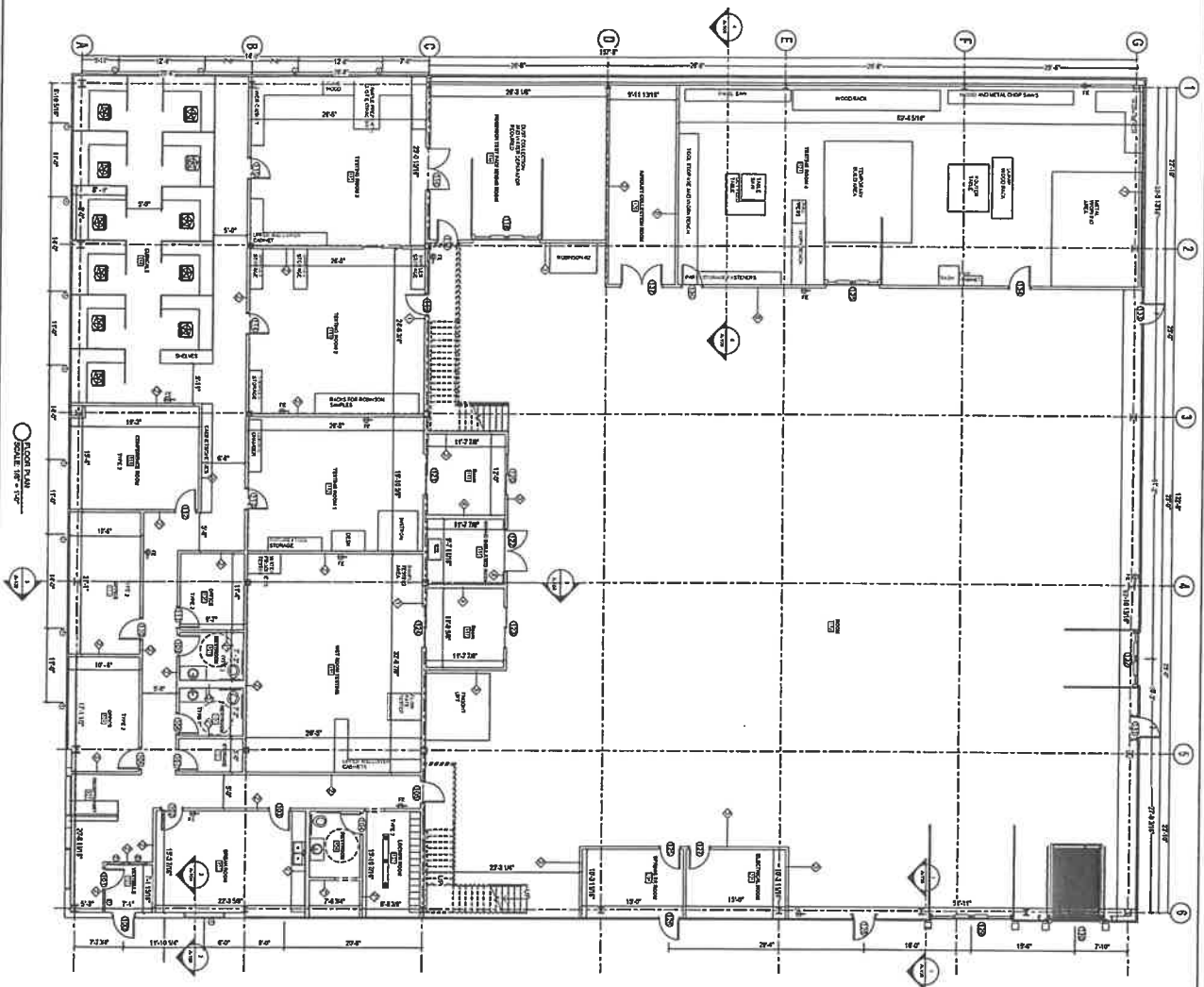
○ FIRST FLOOR CORNER PLAN
SCALE: 3/8" = 1'-0"



○ SECOND FLOOR CORNER PLAN
SCALE: 3/8" = 1'-0"

MONAGHAN MEDICAL CONSTRUCTION PLANS		RMS REGISTERED ARCHITECT & LANDSCAPE ARCHITECT 11 HARTFORD AVENUE, SUITE 200, HARTFORD, CT 06103 P: 860.486.1100 F: 860.486.1101 R: 860.486.1102	
TOWN OF PLATEAU STATE OF NEW YORK		Project No. 11-0000000000	
DATE: 10/11/11 SCALE: 3/8" = 1'-0" DATE: 10/11/11	PROJECT: 11-0000000000 DATE: 10/11/11 SCALE: 3/8" = 1'-0" DATE: 10/11/11	PRELIMINARY SET NOT FOR CONSTRUCTION	

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WALL TYPES:

- [illegible]

*
MOISTURE RESISTANT SHEETROCK
W/OUND BATT INSULATION

- FE**
LOCATE FIRE EXTINGUISHERS
MAXIMUM 75' APART.
PROVIDE VISIBLE COMPLIANT
STORAGE TO INDICATE LOCATION:

R.M.S

REGISTERED & PLANNING BOARD MEMBER
 11 HAZENWOOD DRIVE, FAIRBANKS, AK 99701
 907-452-1111
 E-MAIL: R.M.S@RMSAK.COM

Project Name & Address

**SCHULTER R & D
CONSTRUCTION
PLANS**

Town of Fairbanks
 STATE OF ALASKA

Form # 1818 2004

City 102019 A-102
 State N.A.S. FLOOR PLAN

Project A.B. 102019
 License A.B. 102019

Project Name & Address

**PRELIMINARY
SET NOT FOR
CONSTRUCTION**

Project Name & Address

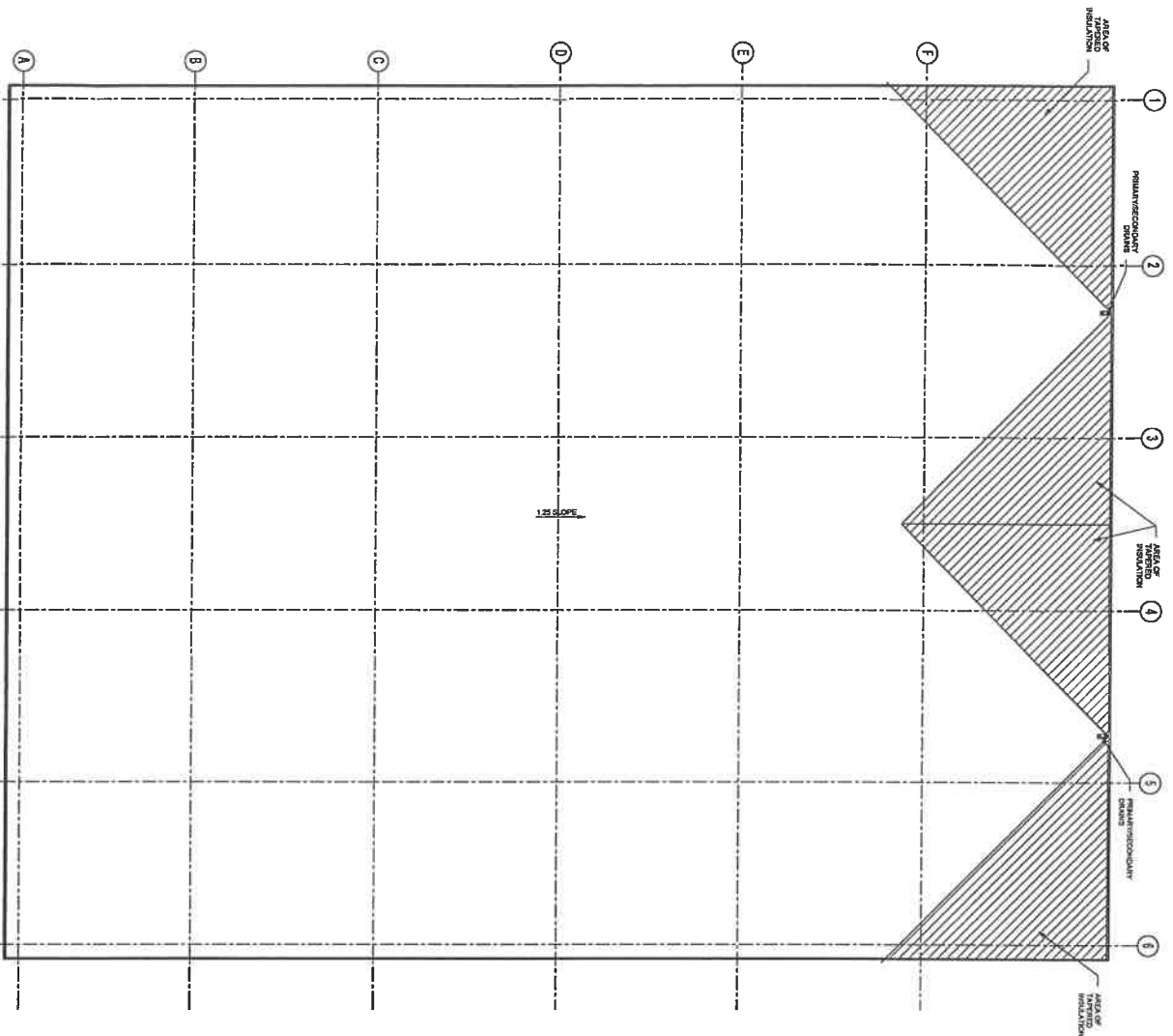
**CONSTRUCTION
PLANS**

Form # 1818 2004

City 102019 A-102
 State N.A.S. FLOOR PLAN

Project A.B. 102019
 License A.B. 102019





RMS

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 111 WEST 42ND STREET, 11TH FLOOR
 NEW YORK, N.Y. 10018
 (212) 693-1234

Project: 1818
 Date: 10/20/18
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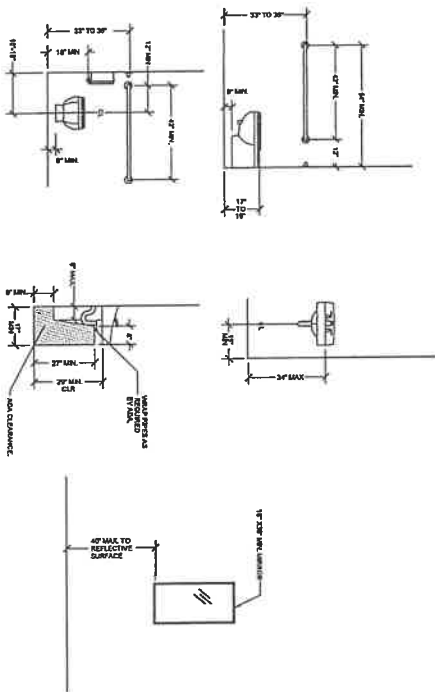
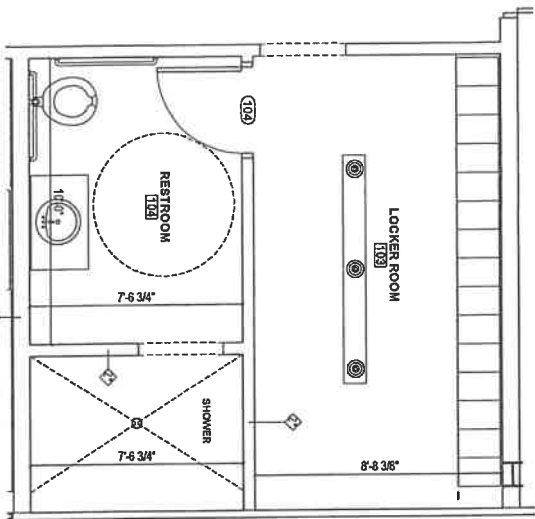
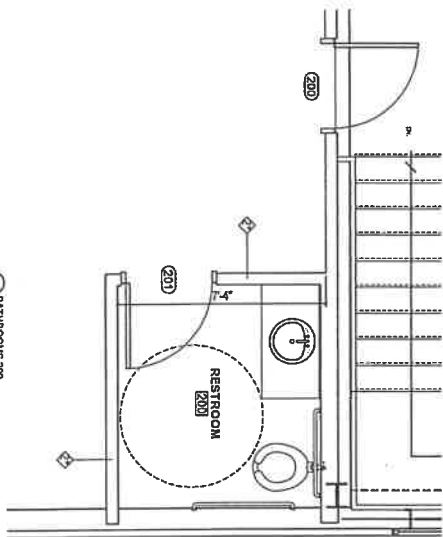
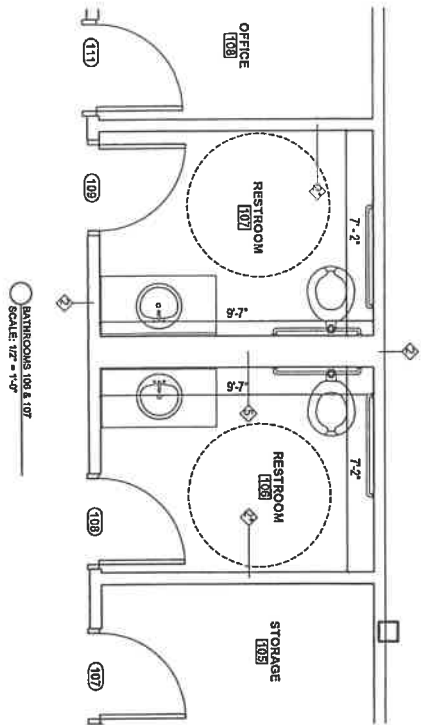
SCHLUTER R & D
CONSTRUCTION
PLANS

TOWN OF PLATTSBURGH
 CLINTON COUNTY
 STATE OF NEW YORK

Sheet: A-104
 Title: Roof Plan
 Date: A-10
 Author: A-10

PRELIMINARY
SET NOT FOR
CONSTRUCTION

Approved: J. Owen, P.E., INDEPENDENT ENGINEER
 C:\Users\J. Owen\Documents\1818\1818.dwg



NOTE:
PROVIDE BLOCKING IN WALL FOR ALL WALL HUNG
FIXTURES.

○ TYPICAL ACCESSIBILITY CLEARANCES

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Tel: 212.691.1200 Fax: 212.691.1201

SCHULTER R & D

CONSTRUCTION
PLANS

Project # 13118

Scale 3/32" = 1'-0"

Client A-105

Architect RMS

Town of Batavia
State of New York

Project # 13118

Scale 3/32" = 1'-0"

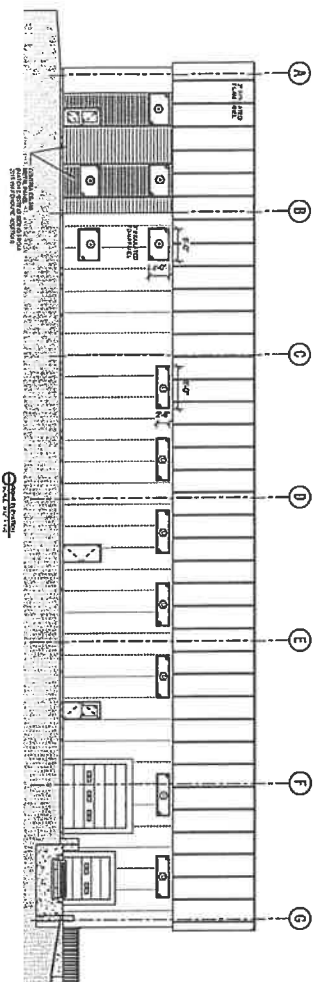
Client A-105

Architect RMS

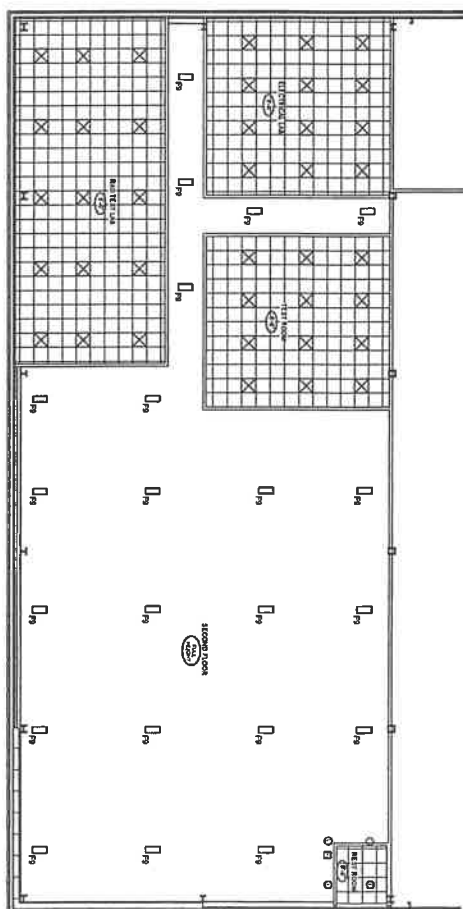
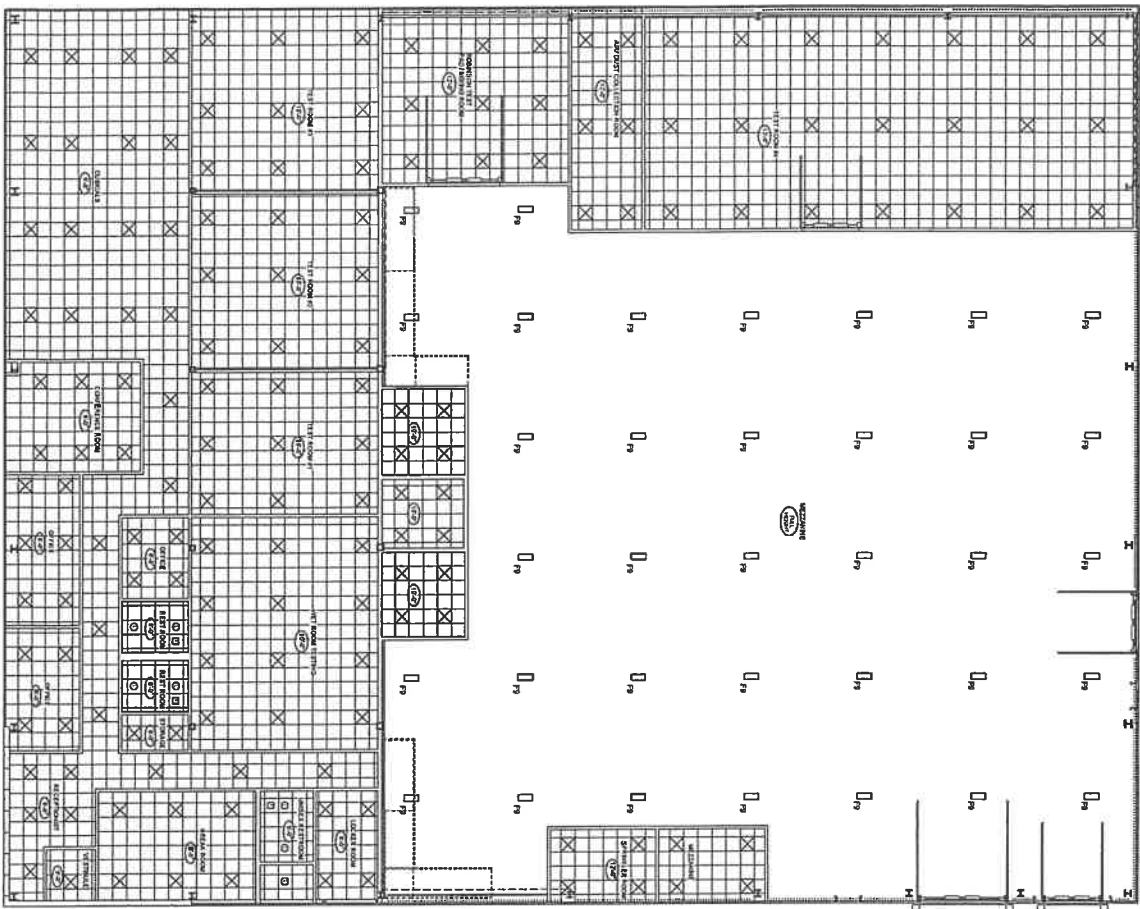
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Approved by: [Signature]

Architect: [Signature]



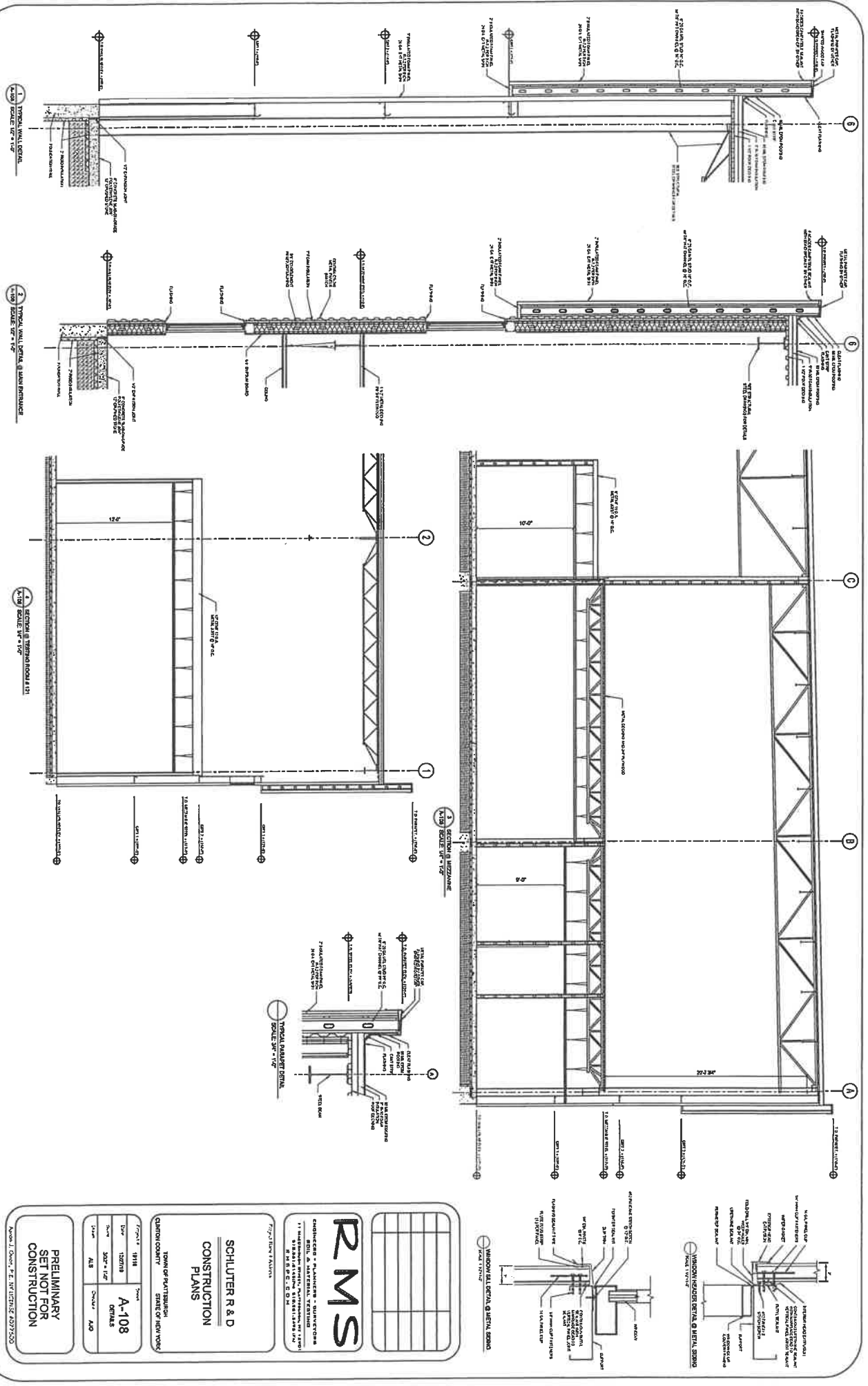
ARON J. OCHOA, M.E. HYDRAULIC #077500
COPROBENT R. AL. EUTERLAND, P.C. - 2013



- LIGHTING PICTURE SCHEDULE**
- | | |
|---|------------------------------------|
|  | 2M RECESSED LED LIGHT FIXTURE |
|  | 2M RECESSED LED LIGHT FIXTURE |
|  | UTAHNQA BDO 3000K LED PICTURE 27WV |
|  | INCANDESCENT LIGHT |
|  | SPRINGER HEADS |

RMS		ENGINEERING • PLANNING • SURVEYING 11 HANCOCK STREET, NEW BRITAIN, CT 06053 TEL: 860.735.1200 FAX: 860.735.1209 E-MAIL: RMS@RMS.ORG	
Project Name & Address SCHLUTER R & D CONSTRUCTION PLANS		TOWN OF PLATTSMOUTH CLAYTON COUNTY STATE OF NEW YORK	
Date 1918	Town A-107	Date 10/27/18	Office OFFICE OF THE CLAYTON COUNTY ENGINEER
Size 20" x 14"	Scale AS IS	Date 10/27/18	Office A-107

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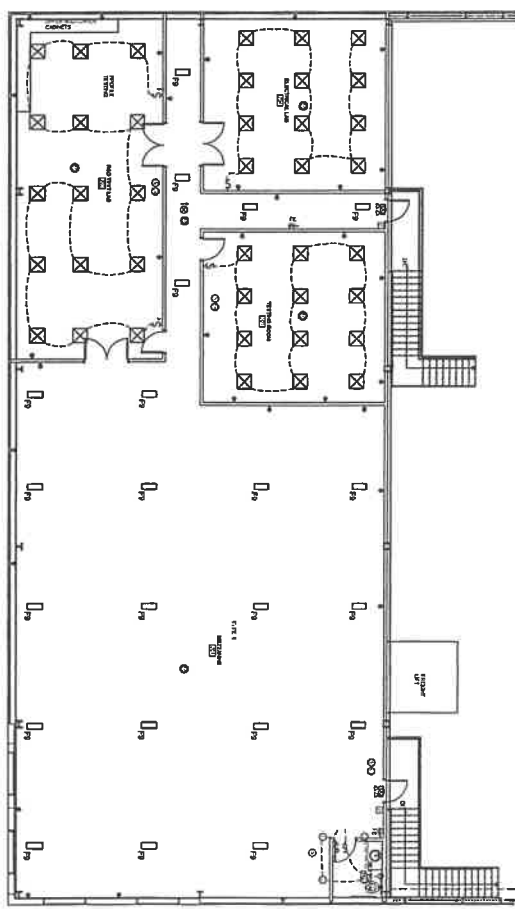
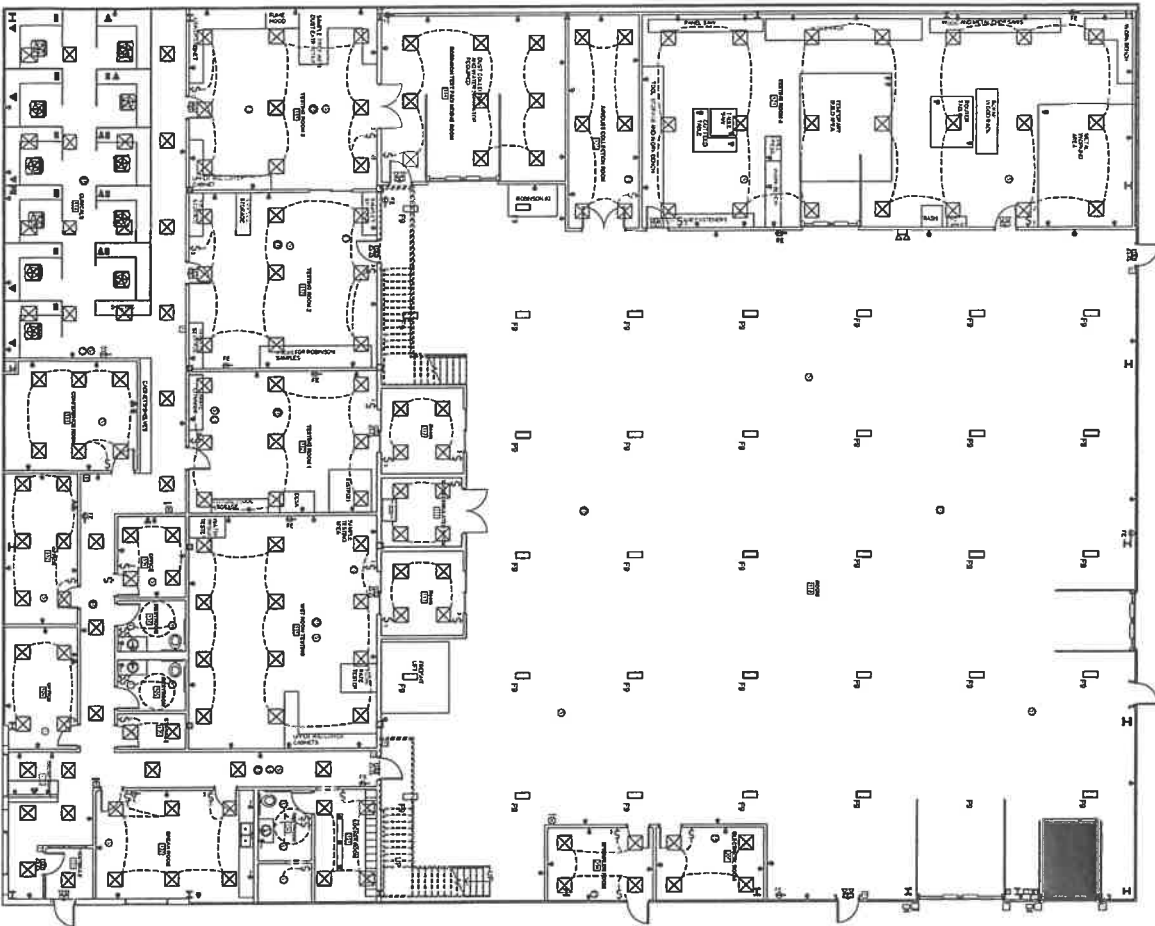
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Title		A-108	
		DETAILS	

SCHLUTER R & D CONSTRUCTION PLANS

TERMS OF PUBLICATION
CLARION COUNTY
STATE OF NEW YORK

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NEW YORK, N.Y. 10018-3804
R & B P.C., C.O.B.



- KEY ITEMS**
- ① SMOKE DETECTOR
 - ② PAIR DETECTOR
 - ③ CO DETECTOR
 - ④ HORN/STROBE
 - ⑤ STROBE
 - ⑥ CEILING MOUNTED
 - ⑦ RECESSED
 - ⑧ FIRE ALARM CONTROL PANEL
 - ⑨ ILC POWER SUPPLY
 - ⑩ ROOM TEMPERATURE SENSOR
 - ⑪ LOCATION (LINE EXTENSION) LOCATING TO EXISTING LOCATIONS

- LIGHTING FIXTURE SCHEDULE**
- ① 24" RECESSED LED LIGHT FIXTURE
 - ② 24" RECESSED LED LIGHT FIXTURE
 - ③ 24" RECESSED LED LIGHT FIXTURE
 - ④ 24" RECESSED LED LIGHT FIXTURE
 - ⑤ 24" RECESSED LED LIGHT FIXTURE
 - ⑥ 24" RECESSED LED LIGHT FIXTURE
 - ⑦ 24" RECESSED LED LIGHT FIXTURE
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 - ㊿ 24" RECESSED LED LIGHT FIXTURE

SCHLUTER R & D
CONSTRUCTION PLANS

100% COMPLETE

DATE: 12/27/18

SCALE: 1/8"

PROJECT: A.D.

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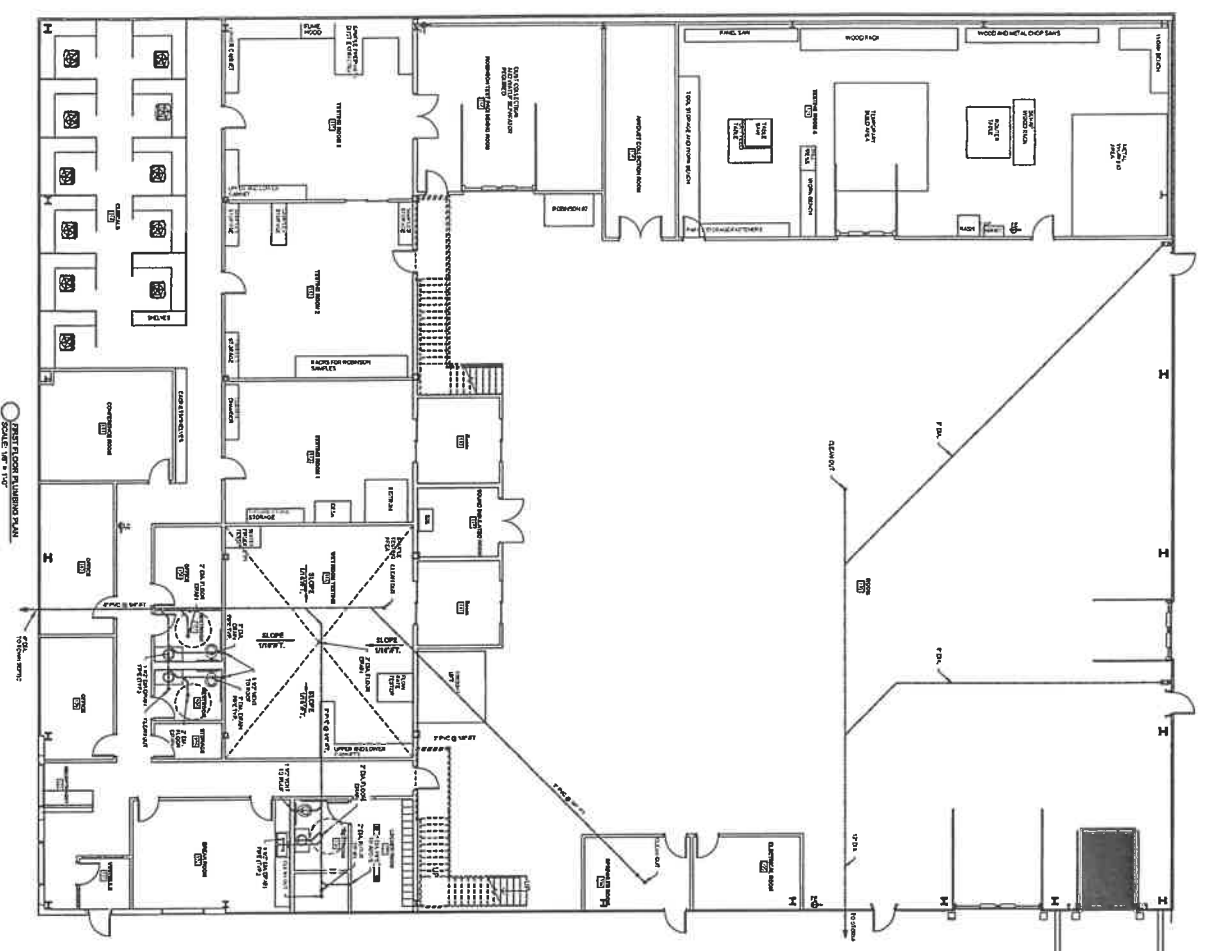
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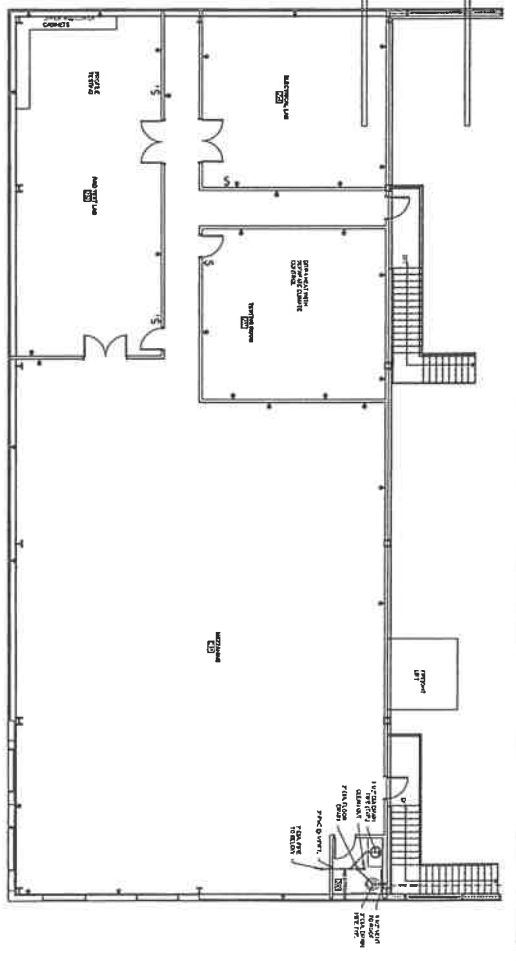
DATE: 12/27/18

SCALE: 1/8"

PROJECT: A.D.



1ST FLOOR PLANNING PLAN
SCALE: 1/8" = 1'-0"



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CONSTRUCTION

PLANS

DATE OF NEW WORK

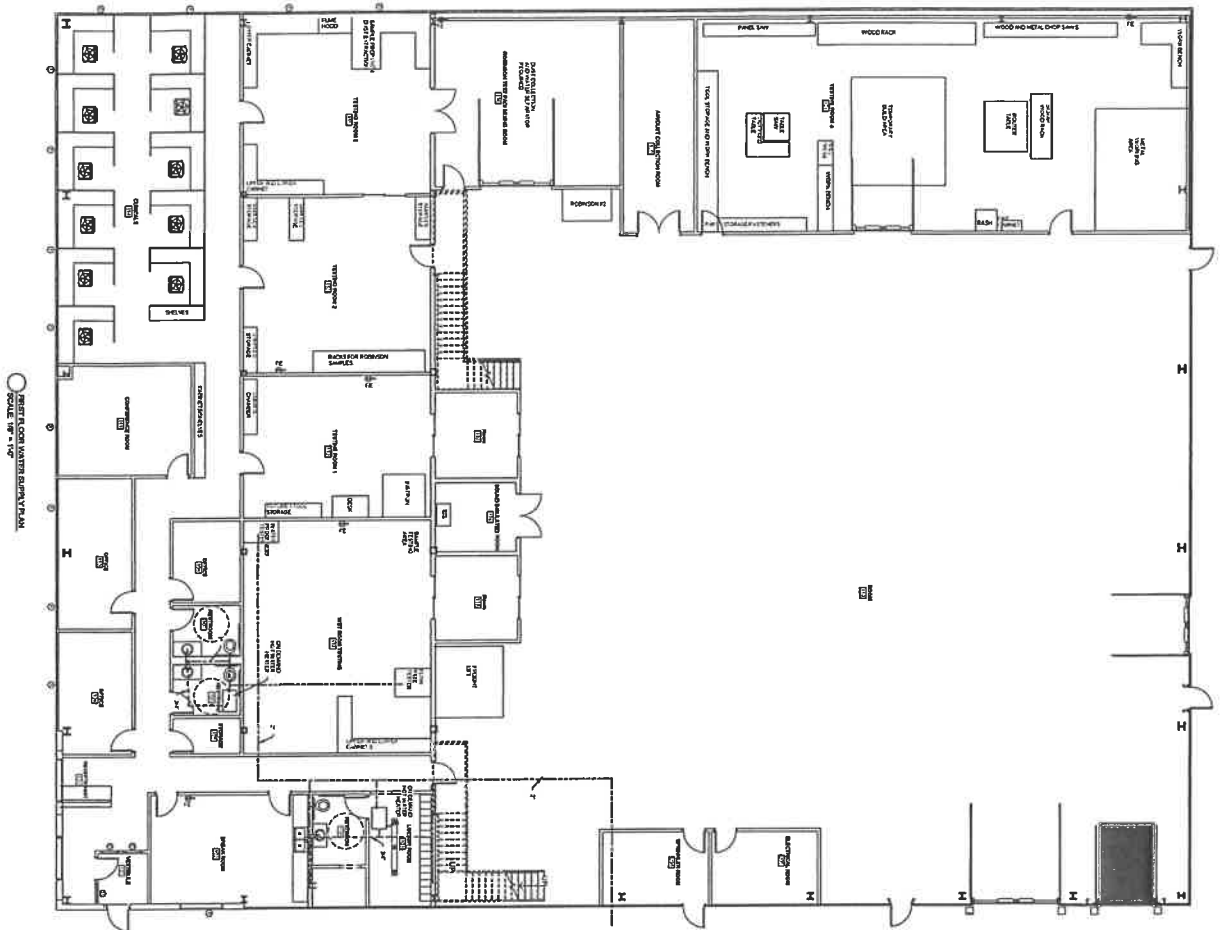
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PRELIMINARY

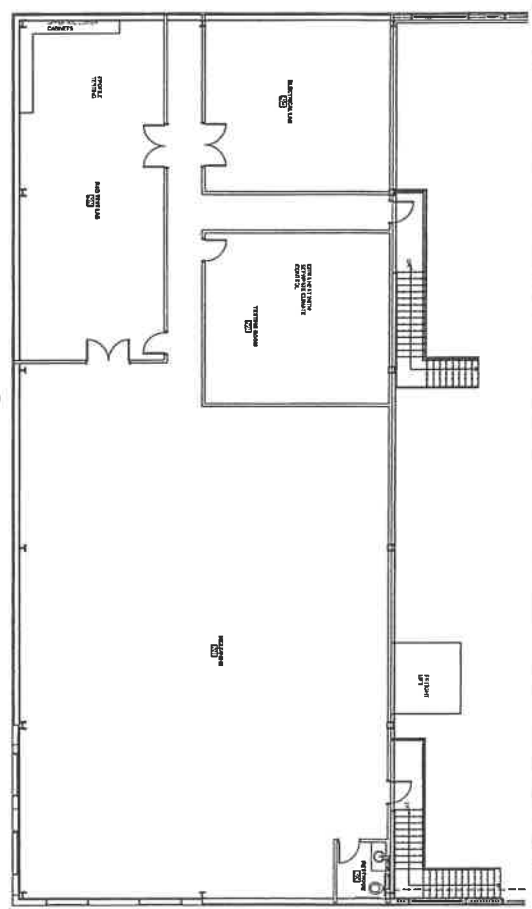
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Author: J. Schuler
Date: 11/11/2011
Time: 11:11:11 AM



WEST 10TH STREET SUPPLY PLANT
SCALE 1/8" = 1'-0"



MECHANICAL FLOOR SUPPLY PLANT
SCALE 1/8" = 1'-0"

- PLUMBING NOTES:**
1. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE.
 2. ALL EXISTING PIPING NOT BEING REUSED SHALL BE DRAIN PIPING.
 3. ALL NEW PIPING SHALL BE 1/2" OR 3/4" IN DIAMETER UNLESS OTHERWISE NOTED.
 4. ALL NEW PIPING SHALL BE 1/2" OR 3/4" IN DIAMETER UNLESS OTHERWISE NOTED.
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 19. ALL NEW PIPING SHALL BE 1/2" OR 3/4" IN DIAMETER UNLESS OTHERWISE NOTED.
 20. ALL NEW PIPING SHALL BE 1/2" OR 3/4" IN DIAMETER UNLESS OTHERWISE NOTED.

WALLS:
CONCRETE
BRICK
BLOCK

SCHLUTER R & D
CONSTRUCTION
PLANS

TOWN OF PLATTSBURGH
CANTON COUNTY
STATE OF NEW YORK

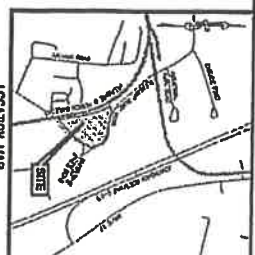
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Drawn: AJS
Checked: AJS

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It is a pleasure to be here, and I am sure that you will find this meeting very profitable. I am sure that you will find this meeting very profitable. I am sure that you will find this meeting very profitable.

REVISIONS

NO.	DATE	DESCRIPTION	BY

BOUNDARY & TOPOGRAPHIC SURVEY
LANDS LEASED TO SCULPTER SYSTEMS LP
LYNN WEST OF PLEASANT RIDGE ROAD

TOWN OF ALBANY
COUNTY OF ALBANY
STATE OF TEXAS

ENGINEERING
& SURVEYING
BY **W. J. JONES**
REGISTERED PROFESSIONAL ENGINEER
NO. 12345

DATE **01/01/01**
SHEET **1**

Additional Information:

(8a) Estimated Start Date: Building February/March 2020

(8b) Estimated Completion Date: November/ October 2020

(8c) Zoning Classification of the Project: **Industrial**

(8d) Legal owner of the site or building: **UMS Property LLC**

(8e) Most Recent use of the site and/or building: **Vacant Land**

8(f) Municipality Project is located in: **Plattsburgh**

8(g) School District Project is located in: **Peru**

8(h) Is there an existing or proposed lease for this project? Yes ☒ or No ☐

(If yes, attach a copy) **Land is presently part of the CCIDA straight lease for our thin set facility – we need to modify and exclude from that straight lease financing, we will put this facility on the vacant land portion to the south of that TS facility..**

8(i) Is there a purchase option or other legal or common control in the project? Yes ☐ or No ☒

If yes, attach copy or describe participation:

8(j) List the major equipment to be acquired as part of the project. Please provide a detailed inventory of said equipment when one becomes available.

Please see attached.

8(k) Is there now or does the applicant believe there will be significant opposition to the proposed project? Yes ☐ or No ☒

If "Yes," Explain:

9.) On-site Utilities and Providers:

Type:	Provider:
Water	Town of Plattsburgh
Sewer	Private Septic System
Electric	NYSEG
Gas	NYSEG
Broadband	Primelink

8cj>



PROFILE OF INNOVATION

	Equipment	TOTAL \$	
Equipment Category	LAB Color Tester (CieLab)	\$	1,100.00
Test Equipment	Shrinkage and Bowl Tester	\$	3,300.00
Test Equipment	Warpage and flexibility Tester	\$	3,520.00
Test Equipment	Chemical Exhauster Cabinet	\$	16,500.00
Test Equipment	Stiffness Tester	\$	10,000.00
Test Equipment	Drain Capacity Tester	\$	7,700.00
Test Equipment	Vapor Tester	\$	330.00
Test Equipment	Multi Cross Cutter	\$	440.00
Test Equipment	Layer Checker	\$	825.00
Test Equipment	Linear Tester 249	\$	9,020.00
Test Equipment	Gloss Tester	\$	2,750.00
Test Equipment	Salt Spray Tester	\$	13,200.00
Test Equipment	UV Tester	\$	22,000.00
Test Equipment	Digital Force Gauge	\$	1,200.00
Test Equipment	Wolf Thickness Tester	\$	3,080.00
Test Equipment	Water Penetration Tester	\$	27,500.00
Test Equipment	Seam Tightness Tester	\$	2,200.00
Test Equipment	Lifecycle Tester	\$	13,200.00
Test Equipment	Weather Tester	\$	11,000.00
Test Equipment	Freeze Thaw Chamber		
Test Equipment	Tool Boxes	\$	1,200.00
Standard Equipment	Storage Cabinets	\$	2,000.00
Standard Equipment	Scales	\$	7,500.00
Standard Equipment	Equipment Carts	\$	800.00
Standard Equipment	Modular Benchwork	\$	10,000.00
	Additional Std. Tools (Drills,		
Standard Equipment	Handsaws, ...)	\$	2,000.00
Standard Equipment	Workbench	\$	2,400.00
Standard Equipment	Fridge	\$	1,000.00
Standard Equipment			
		\$	175,765.00
Total			

Plattsburgh - 194 Pleasant Ridge Road, Plattsburgh, NY 12901-5841 • Reno - 100 Germany Circle, McCarran, NV 89434
Tel.: 800-472-4588 • Fax: 800-477-9783

www.schluter.com • info@schluter.com



Section C : Project Costs

10.) What is the estimated Total Project Cost? (Note: More in-depth information will be required in Part II of this application)

Category	Costs
Land	\$ - 0 -
Building	\$ 5,230,000.00
Equipment	\$ 198,760.00
Other (furniture and prof fees)	\$ 31,000.00
Total:	\$ 5,459,760.00

If citing "Other," Explain: Prof fees and Working Capital see page 20 items E and F (\$201,000.)

10(a) Both Clinton County and the CCIDA have policies that encourage the use of local labor. Is the applicant willing to consider the use of local labor? Yes [XX] or No []

11.) Financing Sources:

11(a) State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ <u>NONE</u>
Public Sector	
Federal Programs	\$ <u>NONE</u>
State Programs	\$ <u>NONE</u>
Local Programs	\$ <u>NONE</u>
Applicant Equity	\$ <u>NONE</u>
Other (specify, e.g., tax credits)	
* All costs to be paid by applicant.	\$ <u>*</u>
	\$ <u></u>
	\$ <u></u>
TOTAL AMOUNT OF PROJECT	
FINANCING SOURCES	\$ <u>*</u>

11(b) Have any of the above expenditures already been made by the applicant?
Yes _____; No ☒. If yes, indicate particulars.

Site clearance and preparations started, no bill paid.

11(c) Amount of loan requested: \$ _____ - 0 - _____;
Maturity requested: _____ years.

11(d) Has a commitment for financing been received as of this application date, and if so, from whom? N/A

Yes _____; No _____. Institution Name: _____

11(e) Provide name and telephone number of the person we may contact. N/A

Name: _____ Phone: _____

11(f) The percentage of Project costs to be financed from public sector sources is estimated to equal the following: _____ % N/A

11(g) The total amount estimated to be borrowed to finance the Project is equal to the following:
\$ _____ - 0 - _____ N/A

**Note: Attach an outline of the financing package that is expected to be utilized for this project including dollar amounts and funding sources*

Section D: Employment Information

12.) Employment Impact

12(a) Indicate the number of people presently employed at the Project site and the additional number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

TYPE OF EMPLOYMENT Employees of Applicant					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	187	79	93	386	745
Present Part Time			1	4	5
Present Seasonal					
First Year Full Time	+ 4 191	+ 4 83	+ 2 92	+ 15 401	
First Year Part Time					
First Year Seasonal					
Second Year Full Time	*			+ 15 416	
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Independent Contractors N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					

First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

TYPE OF EMPLOYMENT Employees of Independent Contractors N/A					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

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

RELATED EMPLOYMENT INFORMATION				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit <u>Averages</u> or Ranges	\$96,154.96	\$73,524.96	\$51,218.00	\$37,084.50
Estimated Number of Employees Residing in the North Country Economic Development Region ¹	* 61 existing 4 new Retention see C below.	43 4 new	75 2 new	334 30 new

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

*Project site is Schluter System campus. The above totals in the first line in box above represent the workforce in Clinton County. Second line new jobs created by this project. The direct retention is difficult to estimate but direct impact is to retain the R & D department and majority of the product and technical development personnel here in Clinton County.

Timeline, additional jobs in anticipation in consideration of training in the on boarding process will begin immediately after the approval of this application. We anticipate creating jobs referenced herein by the end of first full year after the project is completed.

* FTE: Any combination of (2) two or more part-time jobs that when combined together, constitute the equivalent of a job of at least 35 hours per week.

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

Section E: Representations and Certification by Applicant

Robert Grinnell

(name of authorized representative of the Applicant submitting application)

deposes and says that he/she is **Chief Financial Officer** (Title) of **Schluter Systems L.P.** (hereinafter referred to as the "Applicant"), the corporation/partnership/limited liability company named in this Application; that he/she has read the foregoing Application and knows the content thereof, that the same is true to his/her knowledge.

Deponent further says that the reason this verification is made by the deponent and not by the Applicant is because the said Applicant is a legal entity - corporation/partnership/limited liability company - as opposed to an actual person. The grounds of the deponent's belief relative to all matters in said Application which are not upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of the Application as well as acquired by the deponent in the course of his/her duties, as an officer and from the books and papers of the Applicant.

On behalf of said Applicant, deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the County of Clinton Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the attached application whether or not the application, the project it describes, the attendant negotiations and financial assistance is carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects that application (or if in cases of bonds the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested), then, and in that event, upon presentation of invoice, the Applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application, up to that date and time, including fees of Agency counsel. A non-refundable filing fee of \$1,500 is required with this application, of which, \$750 will be applied to the project closing costs (Make check payable to: County of Clinton IDA). Upon successful closing of the transaction and/or sale of the required bond issue, the Applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to .75% of the total benefited transaction. The cost incurred by the Agency and paid by the Applicant, including the Agency's counsel and the administrative fee, may be considered as a cost of the project and included as part of the resultant transaction. The Applicant should also be aware that the Applicant is responsible for all fees and legal costs incurred by the Agency for re-conveyance of titles at the end of the project. The Agency reserves the right to visit the project site on an annual basis during the benefit period.

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

Bringing quality jobs to the community. Project centralizes our Research & Development for North America here to Clinton County, NY.

Relocation or Abandonment. The provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

Compliance with Article 18-A of the New York General Municipal Law. The applicant confirms and hereby acknowledges that as of the date of this application, the applicant is in substantial compliance with all provisions of

Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) thereof.

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

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

Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

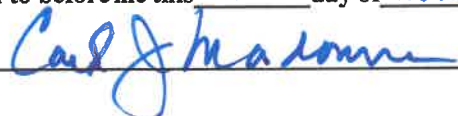
None

Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at <http://www.clintoncountyida.com/>.

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


Robert Grinnell
Chief Financial Officer
Schluter Systems L.P.

NOTARY

Sworn to before me this 14th day of January, 2020
 (seal)

CARL J. MADONNA
Notary Public, State of New York
No. 02MA4673202
Residing in the County of Clinton
My Commission Expires Dec. 31, 2022

Note to Applicant:

The 2013 New York State Budget, enacted on March 28, 2013, established new recordkeeping, reporting, and recapture requirements for industrial development agency projects that receive New York State ("NYS") sales tax exemptions, including projects granted assistance by County of Clinton Industrial Development Agency ("CCIDA").

These new NYS sales tax recording and reporting requirements for industrial development agency projects include the following requirements:

1. CCIDA must keep records of the amount of sales tax benefits provided to each project and make those records available to NYS upon request.
2. CCIDA must report to NYS, within 30 days after providing financial assistance to a particular project, the amount of sales tax benefits expected to be provided to such project.
3. CCIDA must post on the internet and make available without charge copies of its resolutions and project agreements.

The legislation now requires that CCIDA to recapture NYS sales tax benefits where:

1. The project is not entitled to receive those benefits;
2. The exemptions exceed the amount authorized by CCIDA, or are claimed for unauthorized property or services; or
3. The project operator failed to use property or services in the manner required by its agreements with CCIDA.

What this means for CCIDA Projects:

1. Companies requesting a sales tax exemption from CCIDA must include in their application the value of the savings they anticipate receiving. Note that the new regulations require that CCIDA must recapture any benefit that exceeds the amount listed in a company's application. Accordingly, please ensure that you provide a realistic estimate of the sales tax exemptions which you are requesting.
2. Projects subject to recapture must remit payment within 20 days of a request from CCIDA.
3. All project agreements and resolutions will now be publicly available on CCIDA's website.
4. CCIDA's policy has always been to allow project operators to request certain information be redacted if the project can demonstrate that its release would result in substantial harm to the project's competitive position.

**Note: Per the CCIDA UTEP, all Project receiving sales tax benefits are required to submit their ST-340s or risk losing said benefit.*

PART II: COST BENEFIT ANALYSIS

Please answer all questions either by filling in blanks or by attachment

SECTION F - FINANCING STRUCTURE:

1. Tax-Exempt Financing Requested [Check all that Apply]

☒

Straight Lease Transaction

☐

Tax-Exempt Bonds

☒

Sales Tax Exemption Until completion date

☐

Mortgage Tax Abatement

☒

Real Property Tax Abatement/PILOT

☐

Other – Explain:

2. Based on the CCIDA's UTEP PILOT Scoring Criteria (see attachment C); indicate the methodology used by the applicant to determine the Type of real property tax abatement the project is eligible for (if applicable):

Type I [] Type II [] Type III [x] Deviation [] (check one)

Describe: Facility will function as our Research & Development facility for the company's North American operations, resulting in retaining and creating jobs here in Clinton County.

SECTION G - PROJECT QUESTIONNAIRE:

1. Name of Project Beneficiary ("Company"):	Schluter Systems L.P.
2. Municipality Project is Located	Plattsburgh
3. School District Project is Located	Peru
4. Estimated Amount of Project Benefits Sought:	\$431,840

A. Amount of Bonds Sought:	\$ <u>NONE</u>
B. Value of Sales Tax Exemption Sought	\$ <u>est. \$275,000</u>
C. Value of Real Property Tax Exemption Sought	\$ <u>est. \$156,840</u>
D. Value of Mortgage Recording Tax Exemption Sought (Clinton County MRT = 1%; as of 9/1/13)	\$ <u>NONE</u>

SECTION H - PROJECTED PROJECT INVESTMENT:

A. Land-Related Costs	
1. Land acquisition	\$ <u>- 0 -</u>
2. Site preparation	\$ <u>825,000.00 **</u>
3. Landscaping	\$ <u>**included in site</u>
4. Utilities and infrastructure development	\$ <u>**included in site</u>
5. Access roads and parking development	\$ <u>**included in site</u>
6. Other land-related costs (describe) R & D lab related	\$ <u>unknown at this time</u>

B. Building-Related Costs	
1. Acquisition of existing structures	\$ <u>n/a</u>
2. Renovation of existing structures	\$ <u>n/a</u>
3. New construction costs	\$ <u>2,980,000.</u>
4. Electrical systems	\$ <u>630,000.</u>
5. Heating, ventilation and air conditioning	\$ <u>560,000.</u>
6. Plumbing	\$ <u>100,000.</u>
7. Other building-related costs (describe)	\$ <u>135,000.</u>
	Total A AND B: \$5,230,000.
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ _____
2. Packaging equipment	\$ _____
3. Warehousing equipment	\$ _____
4. Installation costs for various equipment	\$ <u>23,000.00</u>
5. Other equipment-related costs (describe)	\$ <u>175,760.00</u>
	Total C: 198,760.00
D. Furniture and Fixture Costs	
1. Office furniture	\$ <u>see other</u>
2. Office equipment	\$ <u>see other</u>
3. Computers	\$ <u>see other</u>
4. Other furniture-related costs (describe)	\$ <u>31,000.00</u>

E.	Working Capital Costs * initial set up costs	
1.	Operation costs	\$ 10,000.00
2.	Production costs	\$ 10,000.00
3.	Raw materials	\$ 10,000.00
4.	Debt service	\$
5.	Relocation costs	\$ 18,500.00
6.	Skills training	\$ 7,500.00
7.	Other working capital-related costs (describe)	\$ 10,000.00
		Total E: 66,000.00
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 125,000.00
2.	Accounting/legal	\$ 10,000.00
3.	Other service-related costs (describe)	\$ --
		Total F: 135,000.00
G.	Other Costs	
1.	Mortgage Amount not included in above costs	\$ none
2.		\$

H. Summary of Expenditures	
1. Total Land Related Costs	\$ 825,000.00
2. Total Building Related Costs	\$ 4,405,000.00
3. Total Machinery and Equipment Costs	\$ 198,760.00
4. Total Furniture and Fixture Costs	\$ 31,000.00
5. Total Working Capital Costs	\$ 66,000.00
6. Total Professional Service Costs	\$ 135,000.00
7. Total Other Costs	\$ 0
TOTAL PROJECT COSTS	\$ 5,660,760.00

SECTION I - PROJECTED CONSTRUCTION EMPLOYMENT IMPACT:

1. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year		42
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

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

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ 195,000.00	\$ ***
Year 1	\$	\$
Year 2	\$	\$
Year 3	\$	\$
Year 4	\$	\$
Year 5	\$	\$

SECTION J - PROJECTED PERMANENT EMPLOYMENT IMPACT:

1. Please provide estimates of total existing permanent jobs (FTE) to be **preserved or retained** as a result of the Project: FTE: Any combination of (2) two or more part-time jobs that when combined together, constitute the equivalent of a job of at least 35 hours per week.

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year	See question 12 B page 13. 15	10
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

2. Please provide estimates of total new permanent jobs (FTE) to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 and under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year	15	4
Year 1	15	6
Year 2	Jobs to be retained and created are anticipated to be in place by end of the first year	
Year 3		
Year 4		
Year 5		

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

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$ <u>none</u>	\$ <u>none</u>
Year 1	\$ <u>none</u>	\$ <u>none</u>
Year 2	\$ _____	\$ _____
Year 3	\$ _____	\$ _____
Year 4	\$ _____	\$ _____
Year 5	\$ _____	\$ _____

4. Provide estimates for the Creation of New Job Skills relating to permanent jobs. List the projected new job skills for the new permanent jobs to be created as a result of the undertaking of the project by the applicant

New Job Skills	Number of Positions Created	Wage Rate
4	Product Development	TBD *
1	Admin. Assistant	TBD
5	R & D professionals (engineers and others) – testing professionals)	TBD
25 5	General unskill warehouse, General office (skill)	TBA
• Market and experience are factors see question 12 d		

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

SECTION K - PROJECTED OPERATING IMPACT:

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

Additional Purchases (1 st year following project completion)	\$ 100,000.00
Additional Sales Tax Paid on Additional Purchases	\$ 8,000.00
Estimated Additional Sales (1 st full year following project completion)	\$ unknow **
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ **

** existing lab at county airport to be relocated and expanded – will generate sales but principally and initially support product development and tech department on product performance.

2. Please provide estimates for impacts of other economic benefits expected to be produced as a result of the Project not mentioned in this application:

Retains our R & D facility as well as creating jobs for North America here in Clinton County.
Creating testing facility requires materials which as possible be obtained here in Clinton County

Jobs created provides opportunity for some in the North Country and their income goes into our local economy.

CBA QUESTIONNAIRE CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire.

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

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

Date Signed: _____, 20__.	Name of Person Completing Project Questionnaire on behalf of the Company. Name: _____ Title: General Counsel / Sec. Phone Number: 518 593 4492 Signature: _____
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APPLICATION ATTACHMENT A:

Acknowledgements and Yearly Filings

As a condition to issuing financial assistance to the applicant the County of Clinton Industrial Development Agency is required by the New York State Comptroller's office to obtain the following supplementary information yearly for the duration of the transaction:

1. Outstanding balance at beginning and end of year and principal payments made during year.
2. The current interest rate for bonds (for adjustable rate bonds the rate at the end of the year is needed).
3. Current year tax exemptions for county, local (towns) and school taxes.
4. PILOT (*Payment in lieu of taxes*) payments made each year to county, local and school taxing authorities.
5. Documentation and affidavits regarding the use of local construction workers in the construction phase of the Project. See Use of Local Labor Policy and Attachment D of this application.
6. Once project is authorized, report the number of full-time, part-time and seasonal workers employed in terms of FTE (as defined in this application).
7. Submit NY-45 Form (with employee identification blacked-out) showing 4Q monthly data regarding salary and employment levels. Also include an average salary.

In addition to the above, in reporting the first year the CCIDA need:

1. An amortization schedule showing the planned principal reduction each year for the life of the issue.
2. The amount exempted for:
 - (a) sales tax
 - (b) mortgage recording tax
3. Each year of construction – Sale tax and documents (ST-60, ST-340, ST-123, etc.).

This information is required by January 31st of each succeeding year and shall be submitted in writing to the County of Clinton Industrial Development Agency, 137 Margaret Street, Suite 209, Plattsburgh, NY 12901. (Fax: 518-565-4616)

We have reviewed, understand and will comply with the above, as required by the New York State Comptroller's Office.

Name:

C. J. Madonia

Title:

*Sec. of General Partner
of applicant (S-Systems Inc.)*

Date:

Jan 15, 2020

APPLICATION ATTACHMENT B

County of Clinton IDA Fee Schedule:

Adopted: 5/13/13

Revised 3/21/16

Revised 2/13/17

Type	Cost	Description
<i>Application Fee</i>	\$1500	The Agency will charge a nonrefundable administrative application fee for finance transactions equal to \$1500 upon submission of an application by a project. \$750 is a non-refundable administrative fee. The remaining \$750 will be applied to the project's closing costs.
<i>Fee Issuances for Bonds, Refinancing or Straight Lease Transactions</i>	.75 of 1%	The Agency will charge said fee on the total benefited project costs. Such fee shall be payable upon the successful conclusion of the sale of obligations (bonds) or upon the execution and delivery of the documents providing financial assistance (straight lease not involving bonds). Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Modification/Amendment Transactions Fees</i>	\$500	The Agency will charge a nonrefundable modification/amendment transaction fee per instance (post-closing) equal to \$500 upon the submission of a letter to the Agency explaining in detail the requested action to modify or amend existing documents previously executed by the Agency. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Reconveyance of a Straight Lease Fees Not Involving New Financial Assistance</i>	\$500	The Agency will charge a nonrefundable reconveyance administrative fee for straight lease transactions. The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.
<i>Special Meeting Fee</i>	\$500	The Agency will charge a nonrefundable administrative fee for a special meeting of the IDA held at the project's request.
<i>IDA Legal Fees</i>	Varies	The project is responsible for paying all legal costs and/or other third party costs incurred by the Agency on behalf of the project. Fees shall be applied towards administrative costs to the Agency and are non-refundable.

*The Agency Board reserves the right to determine and impose other administrative fees on Agency projects in consideration for financial assistance being granted by the Agency and/or the costs incurred by the Agency. The Agency may provide for a different application fee and/or a different administrative fee for a particular project by resolution duly adopted by the Agency Board.

APPLICATION ATTACHMENT C

CCIDA UTEP PILOT Scoring Criteria

Variable/ Threshold	Permanent Payroll Level in Terms of # of Jobs Created	% of Average County Wage	# of Potential Spin-off Jobs	Local Business Impact and/or Community Investment Reviewing appropriate level yearly	Educational Benefits Reviewing appropriate levels/year	Value of Real Property	Totals:
Level 1 (1 point)	Less than 100 jobs within 5 years	At least 75% for <u>new</u> jobs	Less than 100 verifiable Spin off jobs	Need for local industry/services is low e.g. insurance, banking, trucking Belong to Chamber	Low level such as school visits/ school-to-work	\$500k-\$1.5x10 ⁶	2
Level 2 (2 pts)	100 - 300 jobs	At least 100% for <u>new</u> jobs	100-300 verifiable Spin off jobs	Use local industrial suppliers & services/raw materials/parts Or Reuse abandoned facility	Limited Support/ Learn to Earn Internships underwrite facilities or programs	\$1.5 - 5.0 x 10 ⁶	9
Level 3 (3 pts)	300+ jobs within 5 years	At least 150% for <u>new</u> jobs	300+ verifiable Spin off jobs	Demonstrate synergy with local services, suppliers and manufacturers Or Reclaim brownfield/adaptive re-use of facilities.	Major support to schools and colleges Scholarships (NMSQT); internships; sponsorships underwrite faculty \$10,000	\$5.0 x 10 ⁶ +	3
Totals:							14

Scoring

6 points or less - Category 1 benefits 7-
11 points - Category 2 benefits 12
points or more - Category 3 benefits

APPLICATION ATTACHMENT D

CONSTRUCTION EMPLOYMENT AGREEMENT

Recognizing the mission of County of Clinton Industrial Development Agency (the "Agency") to promote construction employment opportunities for residents of Clinton County, New York and in consideration of the extension of financial assistance by the Agency for the project which is the subject of this application (the "Project"), Schluter Systems L. P. _____ (the "Company") understands that it is the Agency's policy that benefiting private entities should employ New York State residents and agrees to provide the information requested below as a way to provide local construction opportunities. The Company also agrees to provide an estimate of the number, type and duration of construction jobs to be created through Agency assistance, whether employment is gained directly through the Company, its general contractor, or individual vendors.

Upon completion of the Project, the Company shall, if requested by the Agency, submit to the Agency a Construction Completion Report in which is identified names and business addresses of the prime contractor, sub-contractors and vendors engaged in the construction of the Project.

Relevant Company Information:		General Contractor, if determined:	
Company: <u>Schluter Systems L. P.</u>		Contractor: <u>Luck Bros. Inc.</u>	
Company representative for Contract Bids and Awards: <u>Greg Jandolenko</u>		Representative: <u>Ron Nolland</u>	
Mailing Address: <u>194 Pleasant Ridge Rd. Plattsburgh, NY 12901</u>		Mailing Address: <u>73 Trade Road, Plattsburgh, New York 12901</u>	
Phone: 518-324-3444	Fax: _____	Phone: 518-561-4321	Fax: 518-561-9028
Email: <u>gjandolenko@schluter.com</u>		Email: <u>Ron@luckbros.com</u>	

Construction start date is estimated to be March 2020 with occupancy to be taken on November, 2020 (estimated)?

Construction Phase or Process	Duration of Construction Phase	# to be employed
SITE	40 WEEKS	12-15
BUILDING	40 WEEKS	18-22
INTERIOR	40 WEEKS	12-15

Construction Phase or Process	Duration of Construction Phase	# to be employed

January 15, 2020

Schluter Systems L.P.

Dated _____

Name of Applicant _____

Signed _____

Printed Name and Position _____

C.J. Madonna
C.J. Madonna, Sec. S. Systems' Inc.
(Gen. Partner)