
Application for Financial Assistance

County of Clinton Industrial Development Agency (CCIDA)
190 Banker Road, Suite 500
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, 190 Banker Road, Suite 500, 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) 324-2122 or infoatIDAs@gmail.com.

PART I: Project Information

PROJECT'S CCIDA APPLICATION # _____ (Official Use)

Section A: Assistance

Type of Financial Assistance Requested - [Check One]

Straight Lease - ☒ 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 - ☒ ☐ 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: The Development Corporation
Company Point of Contact: Paul A. Grasso, Jr.
Address: 190 Banker Road, Suite 500, Plattsburgh, NY 12901
Phone Number: (518) 563-3100
Point of Contact's e-mail: pagrasso@thedevelopcorp.com
Company Website: thedevelopcorp.com
Company NAICS Code: 54199
Employer Identification Number (EIN): 14-1463640

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): New York

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

The Development Corporation (TDC) is a non-profit organization with a mission of fostering an environment that creates and retain quality jobs and investments in Clinton County, New York. TDC owns and operates two industrial parks as part of this mission.

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

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

Stockholders/Directors/ Officers	Name	Address	Business Affiliation/Percentage Ownership
President	Paul A. Grasso, Jr.	190 Banker Road, Suite 500 Plattsburgh	Staff - 0% Ownership
Chairperson	Patrick Russell	190 Banker Road, Suite 500 Plattsburgh	Board Member - 0% Ownership
Secretary	Devi Momot	190 Banker Road, Suite 500 Plattsburgh	Board Member - 0% Ownership
Treasurer	Brian Gladwin	190 Banker Road, Suite 500 Plattsburgh	Board Member - 0% Ownership

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: Dean Schneller Firm: Law Offices of Dean Schneller Address: 121 Bridge Street, Plattsburgh, New York 12901 Phone: 518-647-8877 E-mail: dean@schnellerlaw.com
Applicant's Accountant
Name: Rick Martindale Firm: Martindale Keysor and Company Address: 24 Margaret Street, Suite #4, Plattsburgh, New York 12901 Phone: 518-563-7717 E-mail: mke1@westelcom.com
Applicant's Bank Reference(s)
Bank Name: Glens Falls National Bank Address: 308 Cornelia Street, Plattsburgh, New York Phone: 518-566-6650 Website: www.gfnational.com Website:

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

<input checked="" type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Warehousing	<input checked="" type="checkbox"/> R & D	<input type="checkbox"/> Tax-Exempt
<input type="checkbox"/> Wind Farm	<input type="checkbox"/> Commercial	<input type="checkbox"/> Retail	<input type="checkbox"/> Medical
<input type="checkbox"/> Residential	<input type="checkbox"/> Recreation	<input type="checkbox"/> Adaptive Reuse	<input type="checkbox"/> Other
<input type="checkbox"/> Small Alternative Energy	<input type="checkbox"/> Distributive Service	<input type="checkbox"/> Tourism Destination Facility	<input checked="" type="checkbox"/> Industrial (includes pollution control)

**See CCIDA Eligible Project Policy for definitions www.clintoncountyyida.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 ☒ or No ☐ (If "yes," attach)

7b.) Has SEQOR already been commenced by a lead government agency? Yes ☒ or No ☐ (If yes, please attach)

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:

New construction of a 60,000 SF building partitioned for three tenants with office area and entrances in the front of the building and warehousing/manufacturing area with truck access in the back of the building and associated site improvements.

The new construction will occur at the Plattsburgh International Airport on a vacant lot located on Arizona Avenue. The Development Corporation entered into a public-private partnership with Clinton County for the development of this facility at Plattsburgh International Airport. Clinton County was granted \$38 million through the State's Upstate Airport Revitalization Program to redevelop facilities across the airport properties. TDC is cost-sharing with the state in development of this facility and will lease the facility to high value corporate tenants. The county's grant application scored well, and was funded, because of the inclusion of private matching dollars committed to the project by TDC.

At this time there is no tax map data or address for the individual parcel. Once the site is surveyed a tax map parcel ID and exact address will be assigned.

Additional Information:

(8a) Estimated Start Date: Dec 2017

(8b) Estimated Completion Date: October 2018

(8c) Zoning Classification of the Project: A2, Airport 2 District

(8d) Legal owner of the site or building: Land - Clinton County, Building - TDC

(8e) Most Recent use of the site and/or building: Wing Commander Building – To be demolished

(8f) Municipality Project is located in: Town of Plattsburgh

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

8(h) Is there an existing or proposed lease for this project? Yes [] or No [X]

(If yes, attach a copy)

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

If yes, attach copy or describe participation: **There will be a land lease between The Development Corporation and Clinton County.**

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.

N/A

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

If "Yes," Explain:

9.) On-site Utilities and Providers:

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

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	\$ 1,030,609
Building	\$ 7,467,738
Equipment	\$ 0
Other	\$ 0
Total:	\$ 8,498,346 est.

If citing "Other," Explain:

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 [X] or No []

11.) Financing Sources: (TDC's portion of construction is \$3,000,000)

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	\$ 1,500,000 (GFNB)
Public Sector	\$ 5,498,346 est. (State Grant)
Federal Programs	\$ 0
State Programs	\$ 1,200,000 (JDA)
Local Programs	\$ 0
Applicant Equity	\$ 300,000 (TDC)
Other (specify, e.g., tax credits)	
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL AMOUNT OF PROJECT FINANCING SOURCES	\$ 8,498,346 est.

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

11(c) Amount of loan requested: \$ 0;
Maturity requested: N/A years.

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

Yes X; No. Institution Name: Glens Falls National Bank \$1,500,000
New York Job Development Authority \$1,200,000

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

GFNB Name: Allen Racine Phone: 518-324-6585
JDA Name: Ray Salaberrios Phone: 212-803-3219

11(f) The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 65%

11(g) The total amount estimated to be borrowed to finance the Project is equal to the following:
\$2,700,000

**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	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	0	0	0	0	0
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	TBD	TBD	TBD	TBD	TBD
Second Year Part Time	TBD	TBD	TBD	TBD	TBD
Second Year Seasonal	TBD	TBD	TBD	TBD	TBD

TYPE OF EMPLOYMENT Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0

First Year Full Time	0	0	0	0	0
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	TBD	TBD	TBD	TBD	TBD
Second Year Part Time	TBD	TBD	TBD	TBD	TBD
Second Year Seasonal	TBD	TBD	TBD	TBD	TBD

TYPE OF EMPLOYMENT Employees of Independent Contractors					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	0	0	0	0	0
Present Part Time	0	0	0	0	0
Present Seasonal	0	0	0	0	0
First Year Full Time	0	0	0	0	0
First Year Part Time	0	0	0	0	0
First Year Seasonal	0	0	0	0	0
Second Year Full Time	TBD	TBD	TBD	TBD	TBD
Second Year Part Time	TBD	TBD	TBD	TBD	TBD
Second Year Seasonal	TBD	TBD	TBD	TBD	TBD

- 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 Averages or Ranges	See Attached Letter			
Estimated Number of Employees Residing in the North Country Economic Development Region ¹	See Attached Letter			

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

The target completion date for this project is October 2018. This facility is being built on speculation and it is difficult to determine the number of employees without having a confirmed tenant for the space. It is anticipated that there will be tenants within one year of completion of construction.

* 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

Paul A. Grasso, Jr. (name of authorized representative of the Applicant submitting application) deposes and says that he/she is President and CEO (Title) of The Development Corporation (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:

N/A

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 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:

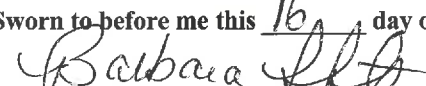
Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at <http://www.clintoncountyida.com/>.

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



Paul A. Grasso, Jr., President and CEO
The Development Corporation

NOTARY

Sworn to before me this 16th day of October, 2017
 (seal)

BARBARA SHUTE
Notary Public, State of New York
No. 01SH6191934
Qualified in Clinton County
Commission Expires Aug/25/20

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 [X] Type III [] Deviation [] (check one)

Describe: **See Attached UTEP Methodology**

SECTION G - PROJECT QUESTIONNAIRE:

1. Name of Project Beneficiary ("Company"):	The Development Corporation
2. Municipality Project is Located	Town of Plattsburgh
3. School District Project is Located	Peru
4. Estimated Amount of Project Benefits Sought:	

A. Amount of Bonds Sought:	\$0
B. Value of Sales Tax Exemption Sought	TBD as Needed
C. Value of Real Property Tax Exemption Sought	\$±398,000
D. Value of Mortgage Recording Tax Exemption Sought (Clinton County MRT = 1%; as of 9/1/13)	\$15,000-\$30,000 est.

SECTION H - PROJECTED PROJECT INVESTMENT:

A. Land-Related Costs	
1. Land acquisition	\$0
2. Site preparation	\$1,030,609 est.
3. Landscaping	\$0 Included in Site
4. Utilities and infrastructure development	\$0 Included in Site
5. Access roads and parking development	\$0 Included in Site
6. Other land-related costs (describe)	\$0 Included in Site

B. Building-Related Costs	
1. Acquisition of existing structures	\$0
2. Renovation of existing structures	\$0
3. New construction costs	\$5,031,909 est.
4. Electrical systems	\$796,993 est.
5. Heating, ventilation and air conditioning	\$748,047 est.
6. Plumbing	\$890,789 est.
7. Other building-related costs (describe)	\$0
C. Machinery and Equipment Costs	
1. Production and process equipment	\$0
2. Packaging equipment	\$0
3. Warehousing equipment	\$0
4. Installation costs for various equipment	\$0
5. Other equipment-related costs (describe)	\$0
D. Furniture and Fixture Costs	
1. Office furniture	\$0
2. Office equipment	\$0
3. Computers	\$0
4. Other furniture-related costs (describe)	\$0

E. Working Capital Costs	
1. Operation costs	\$0
2. Production costs	\$0
3. Raw materials	\$0
4. Debt service	\$0
5. Relocation costs	\$0
6. Skills training	\$0
7. Other working capital-related costs (describe)	\$0
F. Professional Service Costs	
1. Architecture and engineering	N/A
2. Accounting/legal	N/A
3. Other service-related costs (describe)	\$0
G. Other Costs	
1. Mortgage Amount not included in above costs	\$0
2. _____	\$0

H. Summary of Expenditures		
1. Total Land Related Costs		\$1,030,609 est.
2. Total Building Related Costs		\$7,467,738 est.
3. Total Machinery and Equipment Costs		\$0
4. Total Furniture and Fixture Costs		\$0
5. Total Working Capital Costs		\$0
6. Total Professional Service Costs		N/A
7. Total Other Costs		\$0
TOTAL PROJECT COSTS		\$8,498,346 est.

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	* TBD	* TBD
Year 1	* TBD	* TBD
Year 2	0	0
Year 3	0	0
Year 4	0	0
Year 5	0	0

* To be provided once received from C&S Engineers

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	* TBD	* TBD
Year 1	* TBD	* TBD
Year 2	\$0	\$0
Year 3	\$0	\$0
Year 4	\$0	\$0
Year 5	\$0	\$0

* To be provided once received from C&S Engineers

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	0	0
Year 1	0	0
Year 2	0	0
Year 3	0	0
Year 4	0	0
Year 5	0	0

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	0	0
Year 1	0	0
Year 2	TBD	TBD
Year 3	TBD	TBD
Year 4	TBD	TBD
Year 5	TBD	TBD

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	\$0	\$0
Year 1	\$0	\$0
Year 2	\$0	\$0
Year 3	\$0	\$0
Year 4	\$0	\$0
Year 5	\$0	\$0

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
*See Note Below	*See Note Below	*See Note Below

* This facility is being built on speculation and it is difficult to determine the number of positions that will be created, what new job skills will be created or what the wage rate will be without having a confirmed tenant for the space.

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)	* See note below \$ _____
Additional Sales Tax Paid on Additional Purchases	\$ _____
Estimated Additional Sales (1 st full year following project completion)	\$ _____
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ _____

* This building is being built on speculation and it is difficult to determine the projected operating impact without having a confirmed tenant for the space.

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:

The Development Corporation (TDC) is a non-profit organization with a more than 50-year history of bringing new jobs and investment to, and growing existing companies in, Clinton County New York. The building being constructed does not yet have companies identified for its occupancy. TDC has a long history of hosting companies that bring higher skill jobs and value-added investments to the area, including those within the transportation equipment manufacturing cluster. TDC facility occupancies have exceeded 90% for more than five years, therefore the organization is confident that the building being constructed will quickly be filled by the type of high quality company or companies, with levels of investment and jobs, that meet the organization's mission.

The building will be built at Plattsburgh International Airport as part of the expansion of industrial facilities at the airport, to take advantage of air field proximity. The building is just one of a number of projects which are supported by New York State through its Upstate Airport Revitalization Program. The industrial facility will be state-of-the-art and ready for multiple high-technology tenants at this growing facility, in close proximity to a new air cargo facility. The companies that locate here will be substantial to the economic development of this area.

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: October 16, 2017.

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Christine Jabaut

Title: Comptroller

Phone Number: 518-563-3100

Signature: Christine M Jabaut

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, 190 Banker Road, Suite 500, Plattsburgh, NY 12901. (Fax: 518-562-2232)

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

Name: Paul A. Grasso, Jr. Title: President and CEO

Signature: _____

Date: 10-16-17

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	
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	
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 +	
Totals:							

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"), PIA Project 2017 (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.

<u>Relevant Company Information:</u>		<u>General Contractor, if determined:</u>	
Company: The Development Corporation		Contractor: _____	
Company representative for Contract Bids and Awards: Roger Livernois _____		Representative: _____	
Mailing Address: 190 Banker Road, Suite 500 Plattsburgh, NY 12901		Mailing Address: _____ _____	
Phone: 518-563-3100	Fax: 518-562-2232	Phone: _____	Fax: _____
Email: ralivernois@thedevelopcorp.com		Email: _____	

Construction start date is estimated to be October 2017 with occupancy to be taken in October 2018 (estimated)?

Construction Phase or Process	Duration of Construction Phase	# to be employed
Site Work	TBD	TBD
Exterior Structure	TBD	TBD
Interior Work	TBD	TBD
Punch List	TBD	TBD
Substantial Completion	TBD	TBD
Certificate of Occupancy	TBD	TBD

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

10-16-17
Dated _____

The Development Corporation
Name of Applicant _____

Signed _____
Paul A. Grasso Jr., President and CEO

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

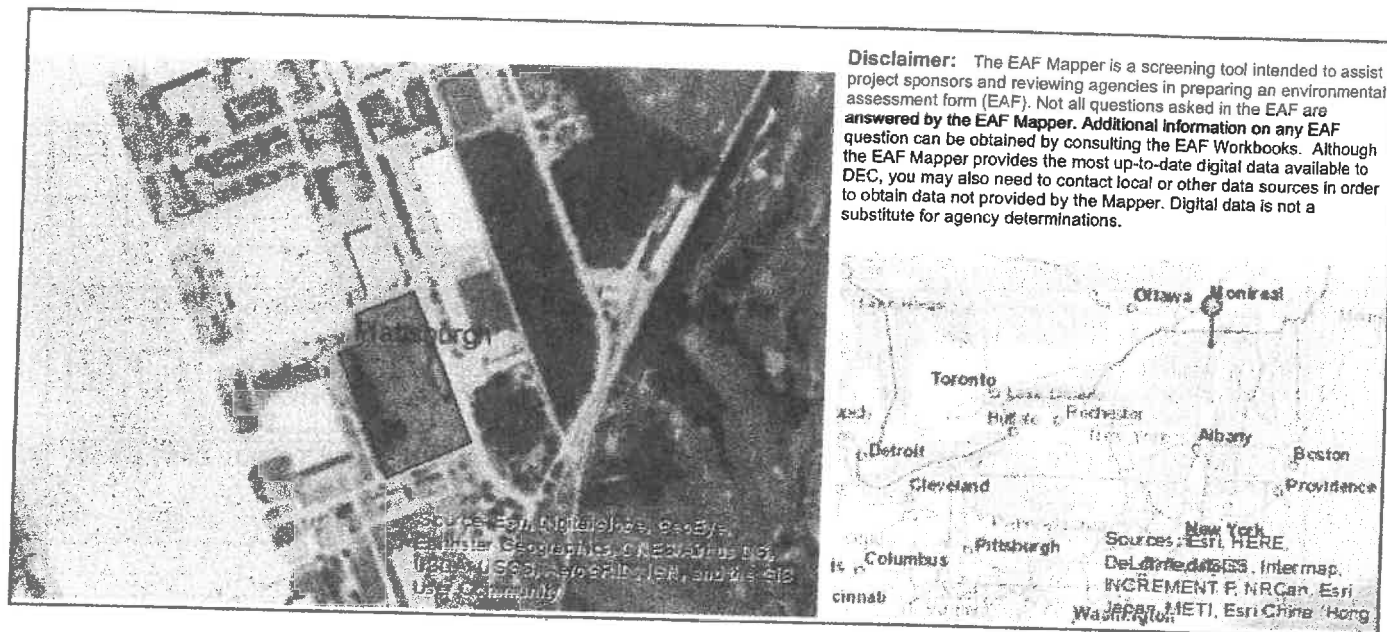
Part 1 - Project and Sponsor Information							
Name of Action or Project: New 60,000 sf Manufacturing Facility							
Project Location (describe, and attach a location map): Plattsburgh International Airport (PBG), 42 Airport Road, Plattsburgh, Clinton County, New York 12903 (see Figure 1)							
Brief Description of Proposed Action: Clinton County is proposing to construct a new manufacturing facility at PBG. The new facility will consist of one 60,000 sf pre-engineered metal building intended for light manufacturing operations. The building will be divided to house up to three (3) separate tenants and will include loading docks for deliveries and shipping, office space, breakroom space, restrooms, and manufacturing/work area space. Building 2750 (scheduled for demolition) currently occupies a portion of the site. Although there are no confirmed tenants at this time, for planning purposes, it is assumed that the manufacturing facility will employ up to approximately 60 full-time employees. Construction activities related to the new manufacturing facility will include associated utility connections, employee parking, site lighting, basic landscaping (topsoil, seed & mulch), and stormwater management/detention basin. The site consists primarily of developed areas and previously disturbed maintained turf areas. There are also approximately 1.5 acres and 10 individual trees that will be removed as part of this project.							
Name of Applicant or Sponsor: Mr. Christopher D. Kreig		Telephone: 518-565-4794 E-Mail: chris.kreig@clintoncountygov.com					
Address: 42 Airport Road, Suite 201							
City/PO: Plattsburgh		State: New York	Zip Code: 12903				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Funding: New York State Department of Transportation (NYSDOT) Airport Layout Plan Approval: Federal Aviation Administration (FAA)			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1900 acres					
b. Total acreage to be physically disturbed?		9.4 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1900 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Airport</u> <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: All work will comply with New York State Building and Energy Codes.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: One onsite detention basin with a controlled outlet structure will be constructed to collect stormwater runoff. The detention basin will direct water to established conveyance systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>The onsite detention basin will be dry, as it will be designed to only retain water for the minimum time required to meet NYSDEC stormwater discharge requirements.</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>The USEPA placed the Plattsburgh Air Force Base (AFB) on the Superfund Program's National Priorities List in November 1989. Since the airport is part of the former AFB, the airport is part of the Installation Restoration Program (IRP).</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CHRISTOPHER D ARGENTI</u> Date: <u>22 SEPT 17</u></p> <p>Signature: <u>[Signature]</u></p>		

EAF Mapper Summary Report

Tuesday, September 19, 2017 4:21 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Agency Use Only [If applicable]
Project: _____
Date: _____

Short Environmental Assessment Form
Part 3 Determination of Significance

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

Refer to the attached SEAF Additional Information & Supporting Documentation.

SHPO was contacted in regards to the potential of the proposed project to impact historic and/or prehistoric cultural resources. The SHPO response (see attached correspondence dated July 27, 2017 from Mr. Michael F. Lynch, SHPO) stated that "based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking."

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Clinton County	
Name of Lead Agency	2256PT/17
CHRISTOPHER A. KREIB	Date
Print or Type Name of Responsible Officer in Lead Agency	A. RPORT MANAGGE
Signature of Responsible Officer in Lead Agency	Title of Responsible Officer
	Christen M. Craig
	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SEAF Additional Information & Supporting Documentation

Background Information:

The proposed project is included under New York State's Upstate Airport Initiative (UAI) program. The intent of the UAI program is to promote, revitalize, and accelerate investments in upstate commercial passenger and cargo service airports. Project design is currently underway; construction of this project is expected to begin in October 2017 and be completed by August 2018.

The proposed project is taking place entirely within airport property and will not disrupt a community or planned development.

Traffic:

It is assumed that the manufacturing facility will employ up to approximately 60 full-time employees. According to the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition*, this size and type of development could generate 181 vehicle trips per day with up to 26 vehicle trips during a peak hour. It is assumed the project would be accessed via Arizona Avenue and NYS Route 22. Peak hour volumes collected in 2012 were available for Arizona Avenue from the *2012 Terminal Expansion Final Environmental Assessment*; there were 388 vehicles counted during the peak hour on Arizona Avenue.

The estimated 181 daily trips and 26 peak hour trips generated by the proposed development is approximately a 2.1-2.5% increase in daily volumes and a 2.7-3.5% increase in peak hour volumes depending on the segment of NYS Route 22 that is being considered. The estimated peak hour trips is approximately a 7% increase in volume on Arizona Avenue; this is not anticipated to be a significant increase in traffic or congestion for NYS Route 22 or Arizona Avenue.

The proposed project will not require a permanent road relocation or closure.

Energy

Electricity and natural gas at the airport are supplied by New York State Electric and Gas (NYSEG). Water is provided by the Town of Plattsburgh's water system; the source of water for the Town of Plattsburgh is a series of five deep wells. Sewer service is also provided by the Town of Plattsburgh. Sewage is treated at the City of Plattsburgh's Water Pollution Control Plant, which discharges to the Saranac River.

Operation of the new facility will result in increased use of electricity, natural gas, and/or water resources as well as increased discharge of wastewater into the sewer collection and treatment system. However, the use of these resources should be increasingly efficient since current construction practices tend to optimize efficient use of resources and energy and current building standards tend to encourage and reward (via associated cost savings and increased desirability) such efficiency. NYSEG and the Town of Plattsburgh will be contacted prior to construction to request connection of the new facility to their respective services.

Overall, operation of the facility would not be expected to exceed available or future natural resource or energy supplies. Additionally, construction and/or operation of the facilities would not involve a need for unusual materials or those in short supply. As with any construction project, there will be short-term increases in electrical and gasoline usage to power construction equipment and for worker travel. The project will use sustainable building practices utilizing electrical equipment, when feasible, and is expected to be completed within 9 months. All work will comply with New York State Building and Energy Codes.

SEAF Additional Information & Supporting Documentation (cont'd)

Hazardous Materials & Remediation

The Plattsburgh Air Force Base (AFB) is a 3,440-acre base that was the site of various USAF operations from 1955 until its closure under the Department of Defense (DoD) Base Realignment and Closure (BRAC) program in 1995. The United States Environmental Protection Agency (USEPA) placed the AFB on the Superfund Program's National Priorities List (NPL) in November 1989. A Federal Facilities Agreement (FFA) governing the identification, investigation, and cleanup of hazardous wastes at the base was signed by the USAF, U.S. Environmental Protection Agency (EPA), and the NYSDEC in 1991. Under this agreement, the USAF conducts hazardous waste investigations and cleanups under its Installation Restoration Program (IRP). In 2007, Clinton County Airport was closed and general aviation and commercial service was transferred to Plattsburgh International Airport (PBG), formerly known as Plattsburgh AFB. Since the airport is part of the former AFB, the airport site is part of the IRP.

The proposed project area is located within the IRP FT002/IA Groundwater Operable Unit (OU) boundary and the groundwater use and nonresidential use boundary. Construction activities within these areas are being coordinated with the USAF; construction activities will be completed consistent with the restrictions identified in the September 2014 FT002/IA Groundwater OU Record of Decision and the 2012 Property Deed.

As previously stated, the former AFB is an EPA Superfund site (EPA ID#NY4571924774) listed on the National Priorities List (NPL). The USAF remains actively involved in remedial measures and monitoring at the former base; therefore, construction activities within the project areas are being coordinated with USAF and NYSDEC. Consistent with past development projects at the airport, a Soil Management Plan (SMP) will be prepared and submitted to the USAF and the NYSDEC; the plan will outline procedures to be followed when identifying, classifying, or handling waste that may be encountered or generated by site preparation, excavation, and other construction activities. The plan will also include reporting and record keeping procedures; the plan will be provided to contractors and subcontractors during construction activities.

Historic Resources:

The SHPO was contacted in regards to the potential of the proposed project to impact historic and/or prehistoric cultural resources. The SHPO response (see attached correspondence dated July 27, 2017 from Mr. Michael F. Lynch, SHPO) stated that "based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking."

Ecological Resources:

The United States Fish and Wildlife Service (USFWS) utilizes the Information, Planning and Conservation (IPaC) system as a tool for streamlining the environmental review process. The IPaC system provides a species list that identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of the study area and/or may be affected by the proposed project. According to the USFWS IPaC System Official Species List dated July 21, 2017, two federally listed species are known to occur in the vicinity of the proposed project area: Indiana bat (endangered) and northern long-eared bat (threatened). The bald eagle also occurs in the vicinity of the proposed project area; bald eagles have been delisted by the USFWS but are still protected under the Bald and Golden Eagle Protection Act. According to the IPaC system, there are no critical habitats located within Airport property and no other Federally threatened or endangered species, or environmentally-sensitive habitat areas were identified.

SEAF Additional Information & Supporting Documentation (cont'd)

C&S conducted a project screening utilizing the NYSDEC Environmental Resource Mapper (see attached Figure 3) to identify the potential of any significant habitats, endangered, threatened, or rare species, or species of special concern within or near the project area. The NYSDEC Environmental Resource Mapper indicated that there is the potential for rare plants and/or rare animals and significant natural communities to be located within or near Airport property. The NYSDEC Division of Fish, Wildlife, and Marine Resources, New York Natural Heritage Program (NYNHP) was contacted in regards to the potential for known occurrences of state significant habitats, endangered, threatened, or rare species, or species of special concern within the vicinity of proposed project area. The NYNHP response identified one significant natural community (i.e., Northern White Cedar Rocky Summit) known to occur near the Golf Course Clubhouse, near the south and eastern edge of the airport. The proposed project is taking place in previously disturbed, maintained turf areas or within developed areas. No work is proposed in or near the area identified for this natural community.

Indiana bats are listed as endangered at both the state and federal level, and many details of the species ecology are contained in the draft recovery plan prepared by USFWS. These bats over-winter in caves and mines and migrate to summer habitat as early as mid-April in New York. Suitable winter habitat (hibernacula) includes underground voids such as caves or abandoned mines where winter temperature remains below 50 degrees Fahrenheit (10°C) and above freezing, and are relatively stable. Suitable summer habitat for the Indiana bat consists of trees greater than 5 inches (13 cm) in diameter at breast height (dbh), with cracks, crevices, or exfoliating bark. During summer, groups of females, their dependent pups, and occasional males form groups called maternity colonies. Maternity colonies may be spread among multiple trees with individual bats changing roosts every few days. Trees used by large portions of a maternity colony for all or part of the summer are termed primary roosts. Trees used by smaller numbers of bats for short periods of time are called alternate roosts. Primary roost trees are typically large dead or dying trees with exfoliating bark that usually receive direct sunlight for more than half the day; habitats most typical for primary roosts include riparian zones, bottomland and floodplain forests, forested wetlands, and upland communities at elevations less than 900 feet above mean sea level (North American Vertical Datum of 1988). Males tend to roost individually or in small numbers in trees with exfoliating bark, cracks, and crevices. Throughout the summer, Indiana bats forage in semi-open to closed (open understory) forested habitats, forest edges (i.e. fencerow, maintained right-of-way corridor), and riparian areas. Most bats leave their summer areas by October and return to the caves

The USFWS IPaC Trust Resources Report list indicates that the project is within the range of Indiana bats. The 2007 draft recovery plan indicates that there are no known active hibernacula within Clinton County. In addition, correspondence with the NYNHP indicates that there are no known summer occurrences (i.e. primary roosts, capture sites) for Indiana bat within the vicinity of the project. However, given that the project is within the range of the species, the possibility exists for this species to use the airfield during the summer months. As previously noted, the project involves the removal of approximately 1.5 acres and 10 individual trees. Both deciduous and coniferous trees ranging from three to ten inches dbh are to be removed for this project. The trees to be removed may be used by Indiana bats during summer months for roosting. As such, tree clearing will occur from October 1 to March 31 in order to avoid direct impacts to the species. With the tree restriction in place, the project will not result in an adverse impact to Indiana bats.

SEAF Additional Information & Supporting Documentation (cont'd)

The northern long-eared bat is listed as threatened at both the state and federal levels. The northern long-eared bat winters in caves and mines and migrates seasonally to summer roosts in dead and decadent trees. Northern long-eared bats are typically associated with mature interior forest and tend to avoid woodlands with significant edge habitat. They may be found most often in cluttered or densely forested areas including in uplands and at streams or vernal pools. They may use small openings or canopy gaps as well. This species selects day roosts in dead or live trees under loose bark, or in cavities and crevices, and may sometimes use caves as night roosts. They may also roost in buildings or behind shutters. A variety of tree species are used for roosting. Roosts of female bats tend to be large diameter, tall trees, and in at least some areas, located within a less dense canopy. Northern long-eared bats hibernate in caves and mines where the air temperature is constant, preferring cooler areas with high humidity. The IPaC list indicates that the project is within the range of Northern long-eared bats. The NYNHP maintains data regarding known occurrences of Northern long-eared bat hibernacula and summer roosts. NYNHP correspondence indicates no documented occurrences of these features in the vicinity of the proposed project area. According to publicly available USFWS data, there are no known Northern long-eared bat roost trees within the vicinity of the airport. USFWS data indicate the nearest northern long-eared bat hibernaculum is about 11 miles southwest in the Town of Ausable in Clinton County.

The Northern long-eared bat was listed as threatened under the Endangered Species Act (ESA) on April 2, 2015. The USFWS issued a 4(d) rule for this species, which was published in the Federal Register on January 14, 2016. The 4(d) rule prohibits "incidental take" within white-nose impacted areas of the Northern long-eared bat's range when a proposed action is within a known hibernaculum, includes tree removal within 0.25 mile of a known hibernaculum, or cuts or destroys a known, occupied maternity roost tree or other trees within a 150-foot radius from the maternity roost tree during the pup season from 1 June through 31 July. Incidental take for other activities is covered under the Programmatic Biological Opinion associated with the 4(d) rule. Notably, "incidental take" is defined by the ESA as take that is "incidental to, and not the purpose of, the carrying out of an otherwise lawful activity." For example, harvesting trees may result in a "take" of bats that are roosting in the trees, but the purpose of the activity is not to harm bats.

As previously mentioned, the project involves removal of trees that could be used by roosting northern long-eared bats. Although suitable summer habitat exists in the proposed project area, available data indicate the project is not within 0.25 mile of a hibernacula or within 150 feet of a known maternity roost. As a result, no avoidance or minimization measures are required to maintain consistency with ESA and the 4(d) rule established by the USFWS.

In New York, a permit is required for the "take" of protected species under the Uniform Procedures Act which includes direct impact to the species as well as adverse modification to habitat. NYSDEC considers impacts to "occupied" habitat as well as direct impacts to the species. NYSDEC requirements for northern long-eared bat protection are consistent with USFWS in areas that are not considered "occupied habitat". NYSDEC defines occupied habitat as those areas within five (5) miles of a known hibernacula, or 1.5 miles from a documented summer occurrence. The proposed project area is not in occupied habitat, and therefore no additional NYSDEC requirements are required.

SEAF Additional Information & Supporting Documentation (cont'd)

Although the bald eagle was removed from the federal list of threatened and endangered species by the FWS on July 9, 2007 (FWS, 2007a), bald eagles are still federally protected under the Bald and Golden Eagle Act (BGEPA), Migratory Bird Treaty Act (MBTA), and Lacey Act. They are also state-listed as threatened in New York and therefore protected under New York regulation (NYCRR Part 182). According to the USFWS, bald eagles have specific requirements for nesting, foraging, and wintering habitat. Eagles typically select areas with low human disturbance, suitable forest structure, and abundant prey. Because fish are important prey, nests are nearly always associated with fishable waters and built in tall pine, spruce, fir, cottonwood, oak, poplar, or beech trees. Eagles prey on fish, large birds and mammals and may also feed on carrion, especially in winter. In winter, eagles congregate at areas having ice-free waters, seclusion from human activity, large trees with stout, easily accessible branches, and protection from strong winds. Bald eagles may occur within the proposed project area, and they are known to use Lake Champlain as a wintering area. However, NYNHP correspondence indicates there are no known significant wintering areas, or nest sites within the vicinity of the project. Therefore, no impacts to bald eagles will occur as a result of the proposed project.

Northern White Cedar Rocky Summit: NYSDEC indicates that this ecological community occurs on cool, dry, rocky ridgetops and summits where bedrock is calcareous as well as the overburden soil. Vegetation is sparse with numerous rocky outcrops; typical vegetation includes northern white cedar, American basswood, and hop hornbeam. The project area does not contain this ecological community, and therefore there will be no impacts to this rare resource.

Floodplains

Based on a review of the current FEMA Flood Insurance Rate Maps (FIRMs) for the City and Town of Plattsburgh, New York (Map Numbers 36019C0612D & 36019C0614D dated September 28, 2007), the proposed project area is located outside of the 100-year floodplain. The proposed project will not cause an encroachment or impacts to the natural, ecological or scenic resources to the 100-year base floodplain.

Wetlands

Based on previous site visits, knowledge of the project area, and a review of the NWI map and the NYSDEC Freshwater Wetlands Map, all project impacts will occur within previously disturbed, developed, or maintained turf areas and will not disturb wetland or state wetland buffer areas.

Stormwater

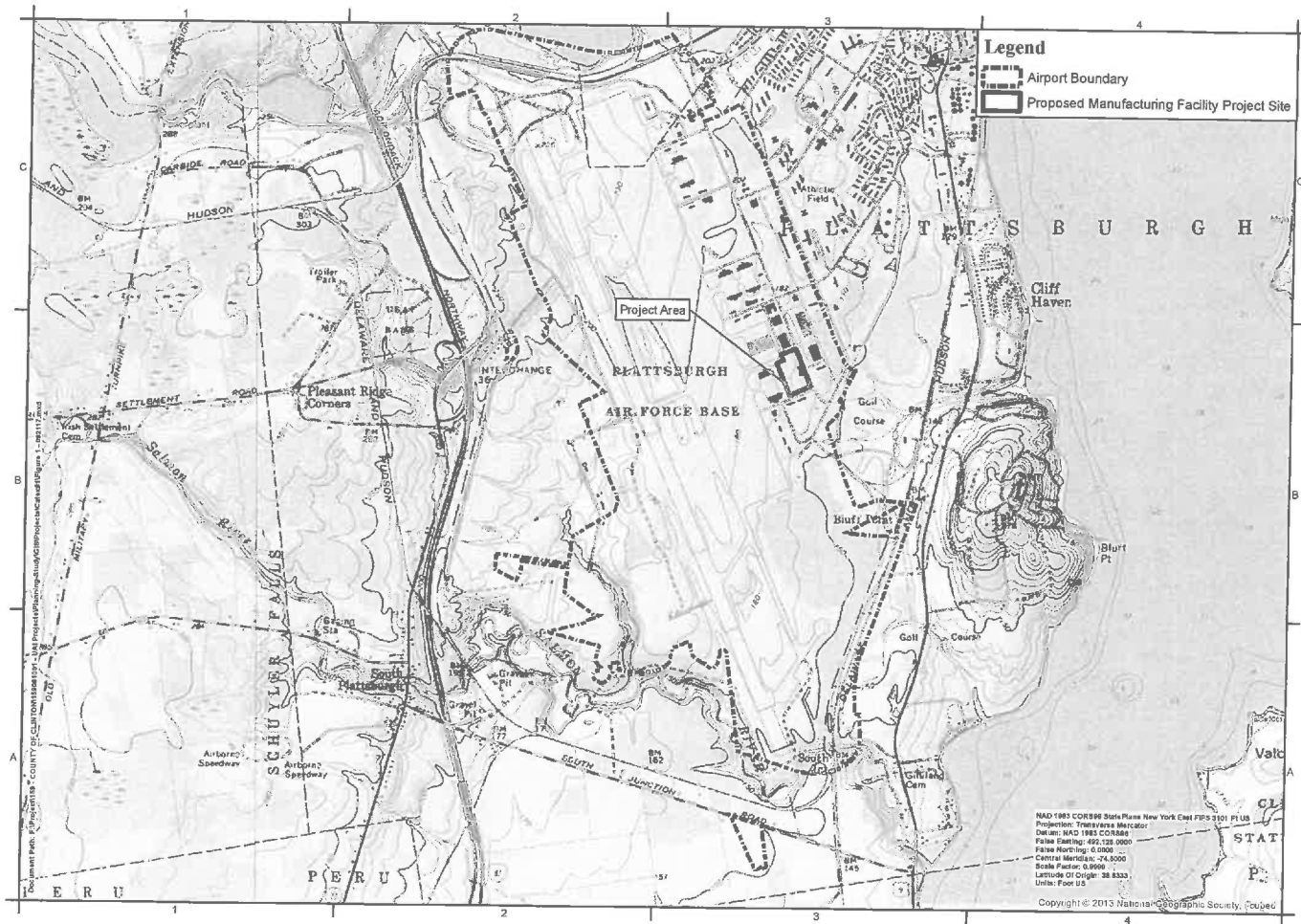
Stormwater during construction will be treated consistent with New York State and Federal Aviation Administration (FAA) requirements. Specifically, a soil erosion and sediment control plan will be developed during design consistent with FAA Advisory Circular 150/5370-10G, Standards for Specifying Construction of Airports, and the NPDES General Permit for Stormwater Discharges Associated with Construction Activities. Adherence to design standards, inspection and quality control during construction will minimize and mitigate the potential for erosion and sedimentation.

One (1) onsite detention basin will be constructed to collect stormwater runoff associated with the new manufacturing facility. In general, the detention basin will be dry as it will be designed to only detain water for the minimum time required to meet NYSDEC stormwater discharge requirements. The basin will be located in a mowed grass so there will be no habitat enhancement. The water quality treatment areas will contain a variety of plants as required by the NYSDEC stormwater manual, but also will only detain water for the minimum required time per the stormwater manual. In addition, plants that have the least wildlife attractant value for these areas will be selected.

SEAF Part 1 – Additional Information (cont'd)

Construction-related water quality impacts from implementation of the proposed project would be temporary and indirect and would generally result from the removal of vegetation and grading activities and the operation of earth moving equipment. These temporary and indirect water quality impacts would likely result from soil erosion and subsequent sedimentation during construction. Installation and maintenance of soil erosion control devices will provide mitigation to ensure that there are no long-term impacts to water quality.

Pursuant to Section 402 of the Clean Water Act (CWA), stormwater discharges from construction activities that disturb one or more acres, or smaller sites that are part of a larger common plan of development or sale, are regulated under the NPDES stormwater program. Prior to discharging stormwater, construction operators must obtain coverage under an NPDES permit, which is administered by either the state (if it has been authorized to operate the NPDES stormwater program) or EPA, depending on where the construction site is located. New York's State Pollutant Discharge Elimination System (SPDES) is a NPDES-approved program with permits issued in accordance with the Environmental Conservation Law (ECL). A SPDES Permit (NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-15-002) will be obtained prior to commencement of construction activities.



CS COMPANIES
 C&S Engineers, Inc.
 1000 West 10th Street
 Plattsburgh, NY 12601
 Phone: (518) 535-1100
 Fax: (518) 535-1101
 Email: info@cscompanies.com

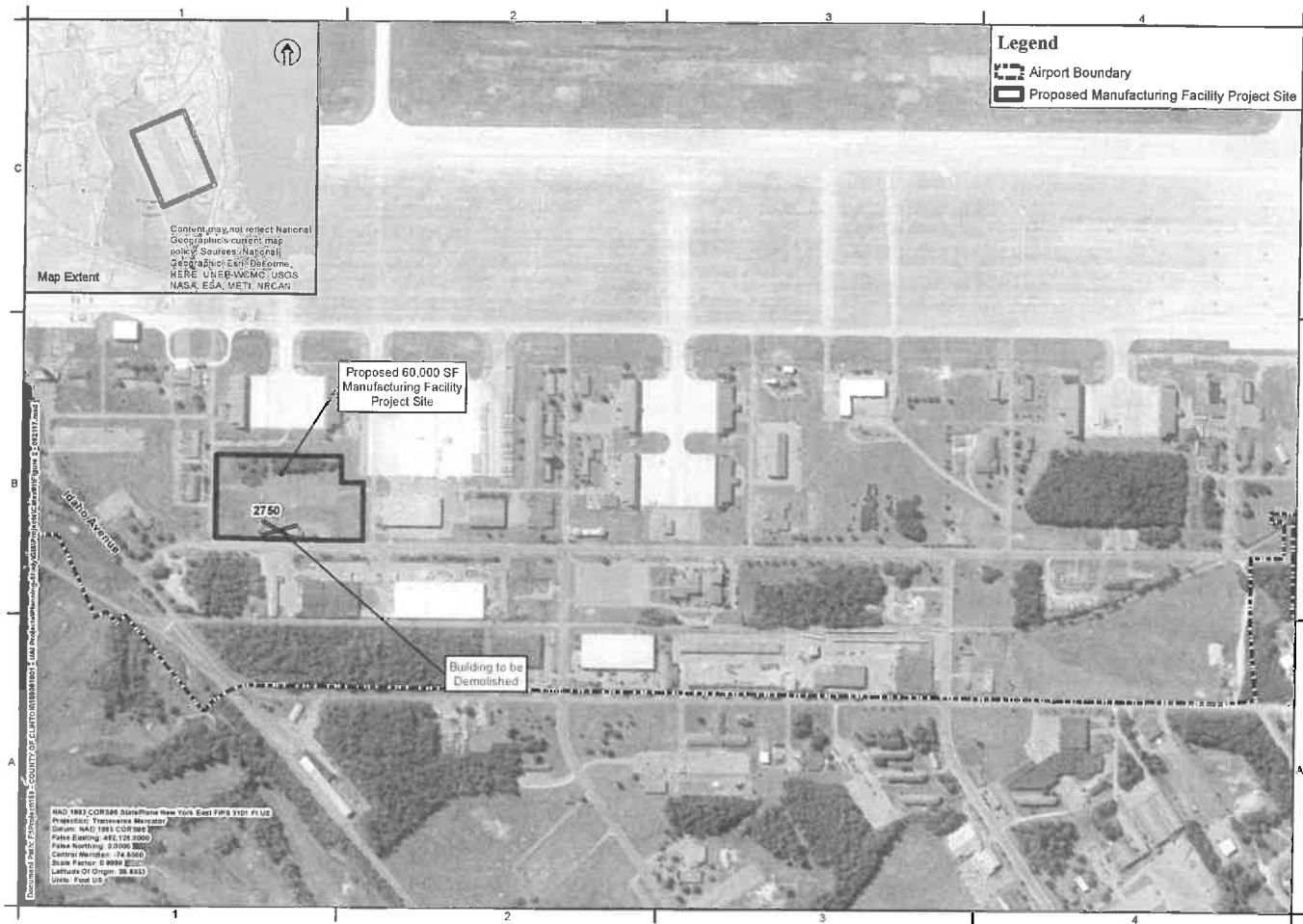
Plattsburgh International Airport

Upstate Airport Initiative
 New 60,000 SF Manufacturing Facility
 Plattsburgh International Airport
 Town of Plattsburgh, Clinton County, New York

PROJECT NO.	14-011-001
DATE	December 2013
SCALE	AS SHOWN
DRAWN BY	WMS
DESIGNED BY	WMS
CHECKED BY	

Location Map

Figure 1



ES&S COMPANY

ES&S ENGINEERS, INC.

201 E. Main Street, Suite 200

Plattsburgh, NY 12601

Phone: 518.562.1234

Fax: 518.562.1235

www.esandsonline.com

Seal of the Town of Plattsburgh

Plattsburgh International Airport

0 500 Feet

1 inch = 500 feet

Update Airport Initiative

New 60,000 SF Manufacturing Facility

Plattsburgh International Airport

Town of Plattsburgh, Clinton County, New York

PROJECT NO.	100-301-001
DATE	08/01/2017
SCALE	AS SHOWN
DESIGNED BY	ES&S
CHECKED BY	WHK
DATE	08/01/2017

Project Location Aerial Map

Figure 2





Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

July 27, 2017

Mrs. Christen Craig
Sr. Project Env. Scientist
C&S Engineers Inc.
499 Col. Eileen Collins BLVD
Syracuse, NY 13212

Re: FAA
Plattsburgh International Airport - Airport Development Projects
42 Airport Ln., Plattsburgh, NY
17PR03717

Dear Mrs. Craig:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, the New York SHPO has determined that no historic properties will be affected by this undertaking.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation

Division for Historic Preservation

P O Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



C&S Companies
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212
p: (315) 455-2000
f: (315) 455-9667
www.cscos.com

June 1, 2017

New York State Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

Re: Plattsburgh International Airport (PBG), Plattsburgh, Clinton County, New York
Proposed Airport Development Projects
Preliminary Environmental Scoping/Request for Information

File: 159.

New York State Division for Historic Preservation:

On behalf of Clinton County, C&S Engineers, Inc. is conducting an environmental review for several unrelated airport projects tentatively proposed for implementation in the period between August 2017 and October 2018. Each of the proposed projects is located within the boundary of the Plattsburgh International Airport (formerly the Plattsburgh Air Force Base) (see attached Figure 1). Since the proposed projects will involve funding and approvals from federal, state, and/or local agencies, National Environmental Policy Act (NEPA) and State Environmental Quality Review Act (SEQRA) reviews are necessary. The FAA is the NEPA lead agency and Clinton County intends to be the SEQR lead agency.

C&S's environmental review will evaluate the potential impacts associated with the proposed projects described below (see attached Figure 2).

- **Building Demolitions:** This project involves demolition of eight abandoned buildings located on airport property (BLDG's 2750, 2778, 2784, 2786, 2787, 2796, 2797, & a wooden garage). The buildings are former military facilities that are completely abandoned and in a state of disrepair. The Airport Sponsor had previously condemned the buildings when they transferred operations from the former Clinton County Airport to the current Airport. Because of their condition, they have become safety hazards for adjacent buildings and their tenants. Upon completion of the building demolition, each of the project sites will be restored to greenspace using topsoil and seed mixture.
- **New 60,000 sq. ft. Manufacturing Facility:** This project involves construction of a 60,000 sq. ft. pre-engineered metal building to house light manufacturing operations. The building will be segmented to house up to three (3) separate tenants, with a total estimated employment of 60 personnel. The building will include loading docks for deliveries and shipping. Site improvements include an employee parking lot (i.e., approximately 120 parking spaces) and landscaping. No new roadways will be required as part of this development.

- ***New 5,000 sq. ft. GA Customs Facility:*** This project consists of a new 5,000sf facility to be used for US Customs & Border Protection (CBP) to clear international flight crews, passengers and cargo. Currently there is no means to clear international GA traffic at the airport, which results in the need for advanced coordination with the nearest CBP port of entry located nearly 40 miles from the Airport. The new facility will be sized to accommodate flights with up to 20 passengers. The building would include a waiting area, office space, storage room, interview room, search room, hold room, and a processing room with screening. No new roadways will be required as part of this development.
- ***New 15,000 sq. ft. Air Cargo RDC:*** This project consists of construction of a new 15,000sf facility and related site work (landscaping, loading docks and employee parking) to serve as the main distribution center for air cargo. Currently there is no dedicated storage space for air cargo. Any cargo is required to remain on the aircraft until transfer vehicles arrive to unload and transfer the cargo to its next destination. In the event the flights are delayed, transfer vehicles are required to wait at the airport until the aircraft arrives. A cargo facility will allow for prompt unloading and storage of cargo and efficient scheduled transfer and delivery of materials. The project would be located at the site of the former Pratt & Whitney facility, which already includes a concrete ramp over 505,000sf in area that would be used for aircraft parking and staging operations. The building would include employee offices, a non-secure delivery area, dry/cold/freezer storage, and operations support space. Site work would include rehabilitating existing pavement areas to accommodate employee parking and associated landscaping. No new roadways will be required as part of this development.
- ***Industrial Buildings 2753 & 2774 Renovations:*** Renovation of buildings 2753 and 2774 would involve improvements to the building envelope (roof repair, insulation, siding/painting, window replacement), abatement of all hazardous materials, demolition of non-essential interior partitions and exterior canopies, and repair/replacement of interior doors. Neither building footprint would change as a result of this project. Both buildings are currently unoccupied due to the condition of the aforementioned building elements and presence of hazardous materials.
- ***Multi-Purpose Building 2710, 2736, & 2893 Renovations*** Renovation of Buildings 2710, 2736 and 2893 includes building envelope improvements, such as roof repairs, insulation, and exterior painting. Other improvements include HVAC upgrades, hazardous material remediation, electrical service and communication system upgrades. The building footprints will not change as a result of this project. These buildings are currently unoccupied due to the condition of the aforementioned building elements and presence of hazardous materials.
- ***Nose Dock Hangars #3 & #6 Renovations*** Renovation of Nose Dock Hangars #3 & #6 includes renovations to interior mezzanine office space, restrooms, building envelope improvements; main doors, insulation, HVAC, electrical and communication system upgrades, and the addition of a fire suppression system containing high expansion foam. Neither building footprint would change as a result of this project. Nose Dock Hangar #3

is an aircraft maintenance hangar currently occupied by an airline entity who performs aircraft maintenance. The interior upgrades in Nose Dock #3 are necessary to address critical building components and to make the building more energy-efficient and provide additional safety enhancements to meet current code requirements. The improvements to ND #3 will not change the building occupant or building use. Nose Dock Hangar #6 is also an aircraft hangar and is currently vacant. Renovations to ND #6 are necessary to bring the facility up to current code and address the removal of hazardous materials. The renovated hangar will be used for aircraft storage and maintenance operations for a future tenant.

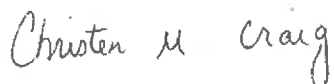
A copy of the Programmatic Agreement between the SHPO, the U.S. Department of the Air Force, and the Advisory Council on Historic Preservation, regarding the historical resources at the former Plattsburgh Air Force Base and a copy of the *Archeological Survey of Plattsburgh Air Force Base, Clinton County, New York* (April 1995) are attached to this letter for your information and review.

This letter and its attachments are being submitted to request any information you may have regarding ***potential historic, architectural, archaeological, or cultural resources*** that exist within the area of the proposed projects. In particular, C&S would like to know if the proposed projects have the potential to impact any properties in, or eligible for inclusion in, the National Register of Historic Places or whether there is reason to believe that significant scientific, prehistoric, historic, archaeological, or paleontological resources would be lost or destroyed as a result of the proposed projects.

In order to maintain the schedule for environmental planning for this project, we would appreciate a response to this inquiry by **June 30, 2017**. If we do not hear from you by that date, we will assume that you have no comments. If you have any questions regarding the project, please contact Christen Craig at 315-455-2000, or by e-mail at ccraig@cscos.com. Thank you for your assistance.

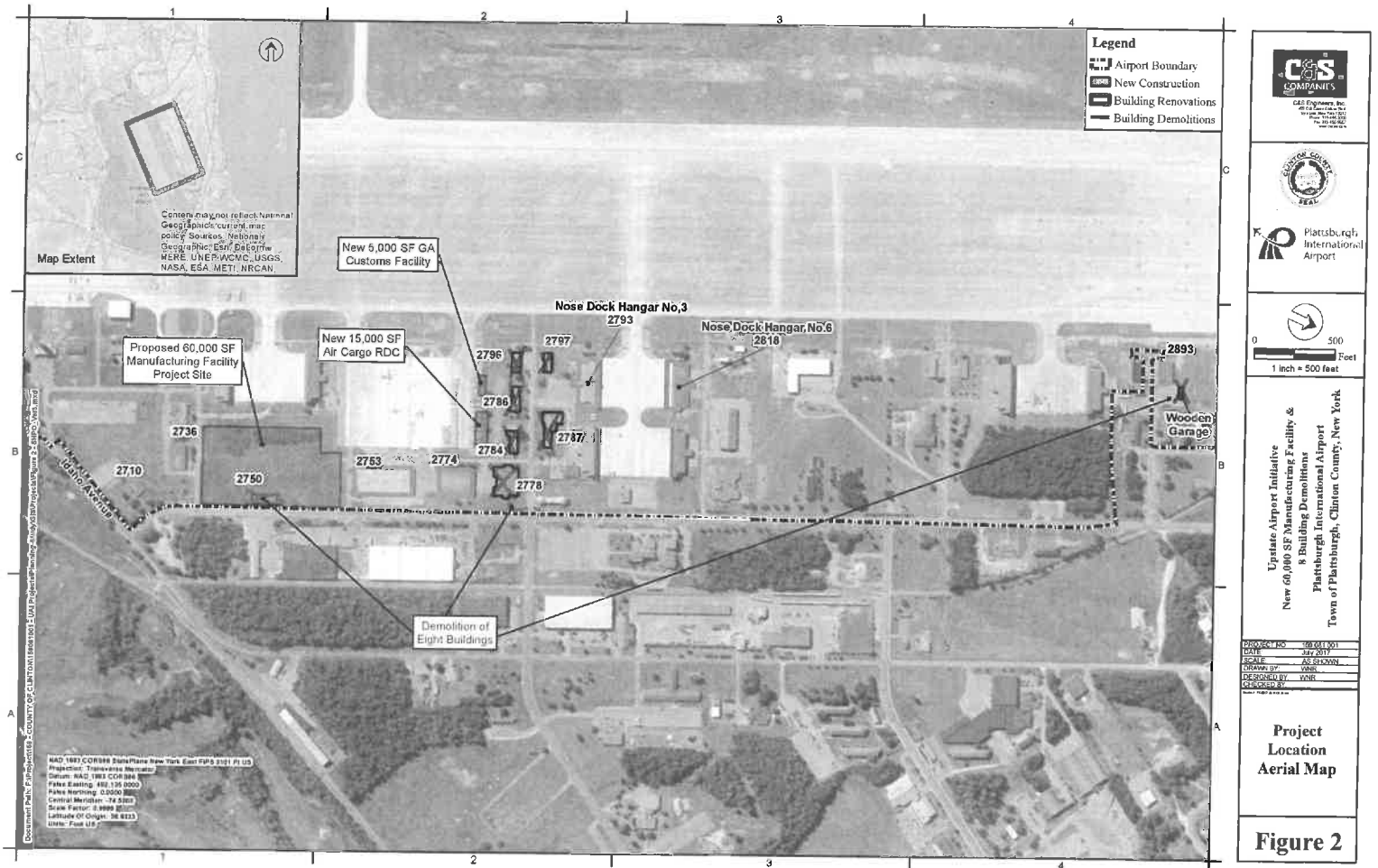
Very truly yours,

C&S ENGINEERS, INC.



Christen M. Craig
Senior Project Environmental Scientist

enc.



Christen Craig

From: New York State Parks CRIS Application <cris.web@parks.ny.gov>
Sent: Thursday, June 1, 2017 3:06 PM
To: Christen Craig
Subject: SHPO Initial Submission Received

This message confirms that the initial submission for Plattsburgh International Airport - Airport Development Projects (submission token B82UPHIMQJLW) has been received by the New York State Historic Preservation Office (SHPO). You will receive an email notification when the submission is accepted as a new project or if more information is necessary to process the submission.

You may view information about this project and New York State's historic resources by visiting the Cultural Resource Information System (CRIS) at <https://cris.parks.ny.gov>. If you wish to edit the submitted project information before it is accepted by SHPO, you may do so by going to the Submit menu, selecting "Continue/Edit an Existing Submission," and entering the submission token noted above.

If you have any questions about CRIS, please contact CRIS Help at CRISHelp@parks.ny.gov. For any other questions, please call SHPO at 518-237-8643.

Sincerely,
New York State Historic Preservation Office



**THE DEVELOPMENT
CORPORATION**

Clinton County New York

October 13, 2017

Ms. Melissa McManus
County of Clinton Industrial Development Agency
190 Banker Road, Suite 500
Plattsburgh, NY 12901

Dear Ms. McManus:

The Development Corporation (TDC) is a not-for-profit economic development organization with a 56-year history of attracting investment to, and growing existing companies in, Clinton County, New York. The building proposed to be constructed at the Plattsburgh International Airport does not yet have a confirmed tenant. TDC is proposing to construct the building because of its 95.4% occupancy rate and the confirmed lack of industrial space in Clinton County. TDC cannot continue to grow investment in our region without sufficient building inventory.

TDC's two industrial parks contain approximately 600,000 square feet of industrial space where approximately 600 individuals are employed. Based on these figures, we conservatively estimate that at least 5 new manufacturing jobs would be created at this new building. This would include an estimated 1-2 higher skilled/manager positions. It is important to note that, the median salary of manufacturing positions in Clinton County is \$49,415 (above the median salary of \$45,624 for all positions).

TDC has a long history of attracting companies that bring higher skilled jobs and value-added investments to the area, including those within the transportation equipment manufacturing cluster. TDC facility occupancies have exceeded 90% for more than five years. Based on our success, we are confident that the building we are proposing to construct will be leased to a high-quality company or companies with levels of investment and jobs that meet the missions of both our organizations.

Sincerely,



Paul A. Grasso, Jr.
President and CEO

PAG/bjs

CCIDA UTEP methodology for TDC's PIA Project

Permanent Payroll Level in Terms of # of Jobs created

Score: 1

Less than 100 jobs within 5 years. With this being a spec building we can not speculate on the total number of jobs a tenant will create.

% of Average County Wage

Score: 0-1

It is difficult to determine what tenant might lease the space and the value of the wages they would provide.

of Potential Spin-off Jobs

Score: 1

Less than 100 verifiable Spin-off jobs

Local Business Impact and/or Community Investment

Score: 3

TDC strives to use local industrial suppliers and services/raw materials for its construction projects and repairs to existing buildings when possible.

Educational Benefits

Score: 2

TDC invests in the community through its Education and Workforce Development Committee which provides funding to educational programs. This funding tends to range between \$25,000 and \$50,000 per year.

Value of Real Property

Score: 2

The total project is valued at over \$9,500,000 with TDC investing \$3,000,000 and the rest funded by a grant. However, it is unknown at what value the property will be assessed at when completed.

Estimate the total score will be 10 which would be a category 2 PILOT.