

**Cayuga County
Industrial
Development
Agency**

CCIDA APPLICATION FOR ASSISTANCE Repair Plus, LLC.

2682 Turnpike Road at Rte. NYS 34N
Tax ID # 102.00-1-24.12

**Presented to
CCIDA Board of Directors
JUNE 14, 2011**

- **CCIDA Application**
- **CCIDA Benefit Calculations**
- **Site Information**
- **Town of Sennett Town Board
SEQRA Forms**
- **Town of Sennett PDD
Application & Background**
- **CCIDA Fee**

CAYUGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE

Please answer all questions either by filling in the blanks or by attachment where necessary. All information will be kept confidential.

A. APPLICANT DATA

Company Name: **Repair Plus LLC**

Address 1: **2682 Turnpike Rd**

Address 2:

City/State/ZIP: **Auburn NY 13021**

Contact Person: **Ken or Diana Sroka** Title: **Owner**

Contact Telephone: **315-255-6983** Contact Fax: **315-253-8656**

Contact Email: **a1pumping@verizon.net**

Attorney: Frank Bersani

Firm: Bersani Law Firm

Phone: 315-478-0560

Email: fbresani@aol.com

Accountant: Rob Buschman

Firm: Cuddy & Ward

Phone: 315-253-8424

Email: rbuschman@cuddyandwardcpa.com

Business Type: Limited Liability Corp

If other, describe:

If a corporation, incorporated in what state? **N.Y.**

Principal Officers, Partners or Shareholders with 15% or greater interest in Applicant organization:

Name	Mailing Address	Telephone #
Kenneth A Sroka	2682 Turnpike Rd. Auburn NY 13021	315-246-0832
Diana L. Sroka	2682 Turnpike Rd. Auburn NY 13021	315-255-6983

Attach additional sheets if necessary.

B. PROJECT DATA

- 1. a. Provide a narrative description of your project. Include major elements such as new construction, acquisition of existing building, acquisition of equipment, and proposed product lines. Also, indicate square feet by usage (e.g., office, laboratory, manufacturing), type construction, etc. *Attach additional sheets if necessary.*

See attached narrative

- b. Is any component of this Project a retail operation? **No**
If yes, what percentage is considered retail? %

- 2. a) Location of project including the City, Town, or Village within which it is located.

Street Address: **2682 Turnpike Road**

City/State/ZIP: **Sennett, NY 13021**

Tax Map ID (if available): **102.00-1-24.12**

- b) Attach map showing the general location of the project. **(CCIDA/Planning Will Provide)**

- c) If this project will result in closing or relocating from an existing facility, is the move necessary in order to remain competitive? **No**

- 3. Attach copies of preliminary plans or sketches of proposed construction, site plans or floor plans of existing facility. See attached

- 4. Utilities on Site:

- a) Water Supply **yes** Describe source / supplier:
- b) Sewer **yes** Describe other: **NA**
- c) Electricity Utility **yes** Describe other:
- d) Gas Utility **no** Describe other:

- 5. Who presently is legal owner of the project building or site described in # 2 above?

Kenneth A Sroka & Diana L. Sroka

- 6. Is there an existing or proposed lease for the project? **NO** If yes, attach a copy of the lease.

C. PAYROLL INFORMATION

1. Annual Payroll	(2010)
	<u>\$116,271.03</u>
Present Payroll	(2011)
	<u>\$129,190.04</u>
First Year After Completion of Project	(2012)
	<u>\$142,109.05</u>
Second Year After Completion of Project	(2013)
	<u>\$156,319.95</u>
2. Employment Plan- Complete Appendix I	

D. PROJECT COSTS**1. Give an accurate estimate of the following costs:**

	Land	<u>\$200,000.00</u>
	Building Construction	<u>\$798,000.00</u>
	Site Work	<u>\$150,000.00</u>
	Legal Fees (Other than Company's Attorney)	<u>\$20,000.00</u>
	Engineering Fees	<u>\$35,000.00</u>
	Financial Charges	<u>\$0.00</u>
	Machinery & Equipment	<u>\$52,000.00</u>
	(Leave Blank for now) Agency Fee	<u>\$250.00</u>
	Other (Describe:)	<u>\$0.00</u>
	Subtotal:	<u>\$1,255,250.00</u>

2. Total Funds Required: N/A Term: N/A

3. Has the Applicant ever applied to this or any other issuer of Industrial Revenue Bonds for financing? **No**

If yes, explain: N/A

E. INDICATE THE TYPE(S) OF ASSISTANCE APPLIED FOR:

<u>Yes</u>	Real Property Tax Abatement
<u>No</u>	Issuance by the Agency of Tax Exempt Bonds
<u>Yes</u>	Mortgage Tax Exemption
<u>Yes</u>	Sales and Usage Tax Exemption
<u> </u>	
<u> </u>	

F. PROJECT CONSTRUCTION SCHEDULE

1. Provide an accurate estimate of schedule to complete Project.

Completion date will be September 2011

2. At what times and in what estimated amounts will funds be required (If Bonding is utilized)?

N/A

G. COMPANY FINANCIAL INFORMATION ATTACHMENTS:

1. Copies of two most recent financial statements. **See attached**

2. Copy of most recent Annual Report, or for new ventures, attach your business plan. **(Not Required)**

3. As available, sales and income projections for future years. **See Attached**

H. ENVIRONMENTAL INFORMATION

Has a copy of the Environmental Assessment Form been completed and submitted? **Select one**

If yes, attach a copy. **NOTE: The Town of Sennett will require an Environmental Assessment Form (EAF) when they conduct the required SEQRA Review for the Site Plan for your project. If an EAF has been prepared, please attach. If not, please note it below: Attached**

I. REMARKS OR COMMENTS:

Please feel free to provide additional information that might be of assistance to the Agency in making a decision on your application.

J. APPLICATION/PUBLIC HEARING FEES:

After the application has been reviewed and the Agency has agreed to schedule a public hearing, the project will be scheduled to appear before the full Agency Board for action. At the time the application is submitted to the Agency Board, an application fee of \$250 is due.

Send your completed application to:

CAYUGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Cayuga County Office Building, 5th Floor

160 Genesee Street

Auburn, NY 13021

ATTENTION: Stephen F. Lynch, Executive Director, CCIDA

Telephone: (315) 253-1276

The Agency will collect a fee of three quarter of one percent at the time of closing.

K. ESTIMATED FINANCIAL BENEFITS TO COMPANY

PLEASE NOTE: THE CCIDA STAFF HAS PREPARED THE BENEFIT ANALYSIS BELOW BASED ON INFORMATION PROVIDED BY COMPANY IN THE PRELIMINARY APPLICATION.

For information on town, city, school and special district tax rates, visit <http://co.cayuga.ny.us/realproperty/index.htm>

1. Sales and Use Tax Exemption

a. Amount of Project Cost Subject to Tax: \$500,000.00

Applicable sales and use tax rate: x .08

b. Financial benefit if fully exempt: \$ 40,000.00

2. Mortgage Recording Tax Exemption

a. Projected amount of Mortgage: \$850,000.00

Mortgage recording tax rate: Mortgage x .01 = \$8,500.00

b. Financial benefit if fully tax exempt: \$8,500.00

3. Payment of Lieu of Taxes (PILOT) *

a. Investment in real property \$948,000.00

b. Equalization rate See Attached Spreadsheet Analysis

c. Probable assessed value See Attached Spreadsheet Analysis

d. Total applicable tax rates per \$1000 See Attached Spreadsheet Analysis

e. Total taxes (c x d) See Attached Spreadsheet Analysis

f. Proposed exemption rates: See Attached Spreadsheet Analysis

g. PILOT payments (e x f) See Attached Spreadsheet Analysis

h. Financial benefit of PILOT (e-g) \$160,369.00

APPENDIX I - EMPLOYMENT PLAN (PART 1)

Company Name:	Repair Plus LLC		
Address 1:	2682 Turnpike Rd		
Address 2:			
City/State/ZIP	Error! Reference source not found.,	Error! Reference source not found.NY	Error! Reference source not found.13021
Type of Business:	Truck Repair		
Contact Person:	Error! Reference source not found.Ken or Diana Sroka	Title:	Error! Reference source not found.
Contact Telephone:	Error! Reference source not found.315-255-6983	Contact Fax:	Error! Reference source not found.315-253-8656
Contact Email:	Error! Reference source not found.Alpumping@verizon.net		

1. Complete this chart describing your projected employment plan following completion of project.

Job Title of Current and Planned Full Time Occupations in Company	Current # Full Time Jobs per Occupation	Estimated # of Full Time Jobs after Completion of the Project		
		1st Year	2nd Year	3rd Year
Sales	1	1	1	1
Clerical	2	1	1	1
Mechanics	5	2	1	1
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0

Attach additional Sheets if required.

2. Are the employees of your firm currently covered by a collective bargaining agreement? Yes No

If yes, enter the Union Name and Local

List the union contact person, address, phone #:

3. Indicate whether labor pool in Cayuga County is adequate to fill new jobs. Yes No

If no, explain why not:

Under New York State Municipal Law, an IDA must consider project elements like job creation and job retention when approving projects.

Prepared by: *Diana Sroka*

Title: owner / office manager

Signature: Diana Lu

Date: 6-7-11

APPENDIX I - EMPLOYMENT PLAN (PART II)

In consideration of the issuance of Industrial Development bonds by the Cayuga County Industrial Development Agency, Repair Plus LLC, project beneficiary, agrees to cause any new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such obligations to be listed with the New York State Department of Labor Community Services Division (DOL) and with the Cayuga County Employment and Training Department.

Repair Plus LLC, project beneficiary, also agrees to report to the Cayuga County Industrial Development Agency on or before September 1 of each year on the status of employment opportunities filed with DOL, including the number of new employment opportunities created, the number listed, and the number filled.

Signed: Olivia Jacobs
(Company Officer)

Date: 10-8-11

Address: 2082 Thompson Rd
Cuba NY
13021

Phone: 315-255-6983

Email: pump2@verizon.net

APPLICATION CERTIFICATION

CAYUGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Each Applicant must complete one of the two certifications below (strike the section not used):

Corporate Applicants:

Doris G. Drake _____ deposits and says that s/he is the
Name
office mgr. _____ of Repair Plus _____
Title Corporation Name

the corporation named in the attached application; s/he has read the foregoing and knows the contents thereof; that the same are true to his/her knowledge. S/he further deposes and says that s/he is authorized by the corporation (the "Applicant") to submit to application and incur the following legal obligations on its behalf.

Individual Applicants:

_____ deposits and says that s/he is submitting
Name
this application on behalf of _____ (the Applicant) That s/he has read the foregoing and knows the contents thereof; that the same are true to his/her knowledge, or are the result of investigation, which deponent has caused to be made concerning the subject matter of the application.

All applicants do agree to the following:

Deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the Cayuga County Industrial Development Agency (Hereinafter referred to as the "Agency") in processing the application, in negotiating with the Applicant and others, in preparing necessary financing documents, and in taking any other action necessary or appropriate toward the issuance of Bonds to provide the financing requested in this application. 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 the application or if the Agency or Applicant is unable to find buyers willing to purchase the total Bond issue, then upon presentation of invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency with respect to the application, up to that date and time, including fees of bond counsel for the Agency and fees of general counsel for the Agency.

The costs incurred by the Agency and paid by the Applicant, including fees of the Agency's bond counsel and general counsel and the Agency fee, may be considered as a cost of the Project and included as part of the Bond issue to the extent provided by law.

Sworn to before me this 8
day of June, 2011
dianne m. wright
Notary Public

DIANNE M. WRIGHT
Notary Public, State of New York
Registration No. 01WR4953982
Residing in Cayuga County at time of appt.
Commission expires July 31, 2013

APPLICANT OBLIGATIONS

NEW YORK STATE FINANCIAL REPORTING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

A. Chapter 692 of the Laws of 1989 require additional financial reporting requirements from all IDA's in New York State.

1. All bonds issued, outstanding or retired during the year must indicate the following; Month and Year issued, Interest rate at year-end, Outstanding beginning of year, Issued during the year, Principal payments during the year, Outstanding at end of year, and Final maturity date.

This information is required annually and will be requested from you in January each year.

2. All new bonds issued need the following supplemental information, Name of the project, Tax exemptions separated by State and local sales tax, County and school taxes, Mortgage recording tax, Payment of lieu of taxes, New tax revenue if no exceptions granted, Number of jobs created, and Other economic benefits.

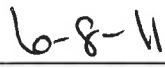
This information is required annually and will be requested from you in September each year.

B. Chapter 356 and 357 of the Laws of 1993 require all entities appointed as agents of the CCIDA for sales tax purposes to file on an annual basis with the State Department of Taxation information as to all sales tax exemptions claimed by such agent or its subagents.

Please sign below to indicate that you have read and understood the above and will provide information on a timely basis.



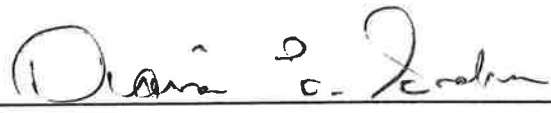
Chief Executive Officer of Applicant



Date

HOLD HARMLESS AGREEMENT

Applicant hereby releases the Cayuga County Industrial Development Agency and its members, officers, servants, agents and employees thereof (the "Agency"), and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and /or installation of the Project described therein and(C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred without limiting the generality of the foregoing, all causes of actions and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If for any reasons, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the application, including attorney's fees, if any.



(Applicant)

By:

Name: Repair Plus LLC / Kenneth A Sroka

Title: owner

Sworn to before me this 8

day of June, 2011

dianne m. wright
Notary Public

DIANNE M. WRIGHT
Notary Public, State of New York
Registration No. 01WR4953982
Residing in Cayuga County at time of appt.
Commission expires July 31, 2013

This page must be signed in the presence of a Notary Public.

Attachment Checklist

Attachments:

- Map showing project location (sec B, 2, b) (CCIDA WILL PROVIDE) ✓
- Preliminary plans or sketches of proposed construction; site plans / floor plans of existing facility
- Copies of two most recent financial statements. (sec G, 1)
- Sales and income projections for future years. (sec G, 3)
- Environmental Assessment Form (if applicable)
- \$250 Application fee

Other Attachments: *(please specify)*

Town of Senneff Planned Devel. District (PDD) Appl.

Establishing Values for Benefit Calculations

REPAIR+ Development Project PILOT Tax Benefit Worksheet 01

Section 1: Tax Liability Estimates

Town of Sennett Property Tax ID: 102.00-1-24.12 | 2682 Turnpike Rd. at Rte. 34N

Establish Base Valuation

a.	FY2011 Est. FVA for 13 Acres, Vacant	\$ 35,906	Comparable to adjacent 10.10A parcel; if subdivided
b.	Purchase Price	\$ 200,000	
c.	Estimated (Increase in) FVA FY12:	\$ 58,500	Base Value assumes added value with Zone Change (PDD) Estimate FVA at \$4500/Acre for 13 Acres

Establish Added Facility Value for Assessment

a.	Construction & Site Work (not equipment)	\$ 948,000
b.	SUBTOTAL, IMPROVEMENTS:	\$ 948,000

Establish Value Assuming NO PILOT

a.	Base Valuation ^(see note 1) :	\$ 58,500
b.	Facility Improvements:	\$ 948,000
c.	FVA for Completed Facility:	\$ 1,006,500

Note 1: Base Valuation is an estimate of T. Sennett FY12 Assessment of Land before project; subject to change

Establish Total Project Cost for IDA Fee Structure:

a.	Land Purchase	\$ 550,000
b.	Facility Investment (w/ Contingency)	\$ 948,000
c.	Equipment	\$ 52,000
Total Project Cost for IDA Fee Calculation:		\$ 1,550,000

Establish FY11 Tax Assumptions for PILOT Abatement			\$ / 1000	FY11 TAX BASE VALUE	FY11 TAX IMPROVED VALUE	FY11 TAX WHOLE PROPERTY
			VALUE			
a.	Base Value fully taxable:	\$ 58,500	\$ 59			
b.	Added Value subject to abatement	\$ 948,000	\$ 948.00			
c.	Town Tax per \$1000 Assessment		\$0.00000	\$ -	\$ -	\$ -
d.	Cayuga County per \$1000:		\$7.90700	\$ 463	\$ 7,496	\$ 7,958
e.	Cayuga Community Coll. / \$1000:		\$0.08000	\$ 5	\$ 76	\$ 81
f.	WHOLE TOWN RATE PER \$1000:		\$7.98700	\$ 467	\$ 7,572	\$ 8,039
g.	Weedsport CSD School Tax / \$1000		\$20.96200	\$ 1,226	\$ 19,872	\$ 21,098
h.	FULL TAX LIABILITY	\$ 1,006,500	\$28.94900	\$ 1,694	\$ 27,444	\$ 29,137

**BENEFITS SUMMARY
STANDARD 10YR PILOT**

**REPAIR+ CCIDA BENEFITS WORKSHEET / DRAFT1
PROJECT COST ESTIMATES: SENNETT FACILITY: Turnpike Rd.**

Building:

Facility Construction Costs	Other Construction Costs	Subtotal Construction	10% Contingency NIC	Total Construction & Contingency	1% RPT Mort. Exemption	8% Sales and Use Tax Exemption
\$ 798,000	\$ 150,000	\$ 948,000	\$ 0	\$948,000	\$8,500	\$40,000

Land:

\$200,000

Equipment Purchase:

Per Company Specification: \$52,000

Subtotal: Project Cost

\$1,200,000

TOTAL PROJECT COST ESTIMATE:

\$1,200,000

Building and Land Cost for Assessment Estimates:

[Equals Estimated Land Assessment (\$58.5K)+ Total Construction/Contingency] \$ 1,006,500

Project Incentives Summary: Sennett Facility

Mortgage Recording Tax Exemption Savings:

IDA Estimates \$8,500 Repair+ Estimates \$8,500
Based on \$850K Mortgage

Sales and Use Tax Exemption Savings:

IDA Estimates \$40,000 Repair+ Estimates \$40,000
= 1/2 of (Const. Cost+Equip) x 8% Sales Tax

CCIDA PILOT Real Property Tax Savings:

IDA Estimates \$160,369 Repair+ Estimates \$160,369

SUBTOTAL INCENTIVE SAVINGS:

\$208,869 Repair+ Estimates \$208,869

MINUS Project Expense: CCIDA fee .0075 TP cost:

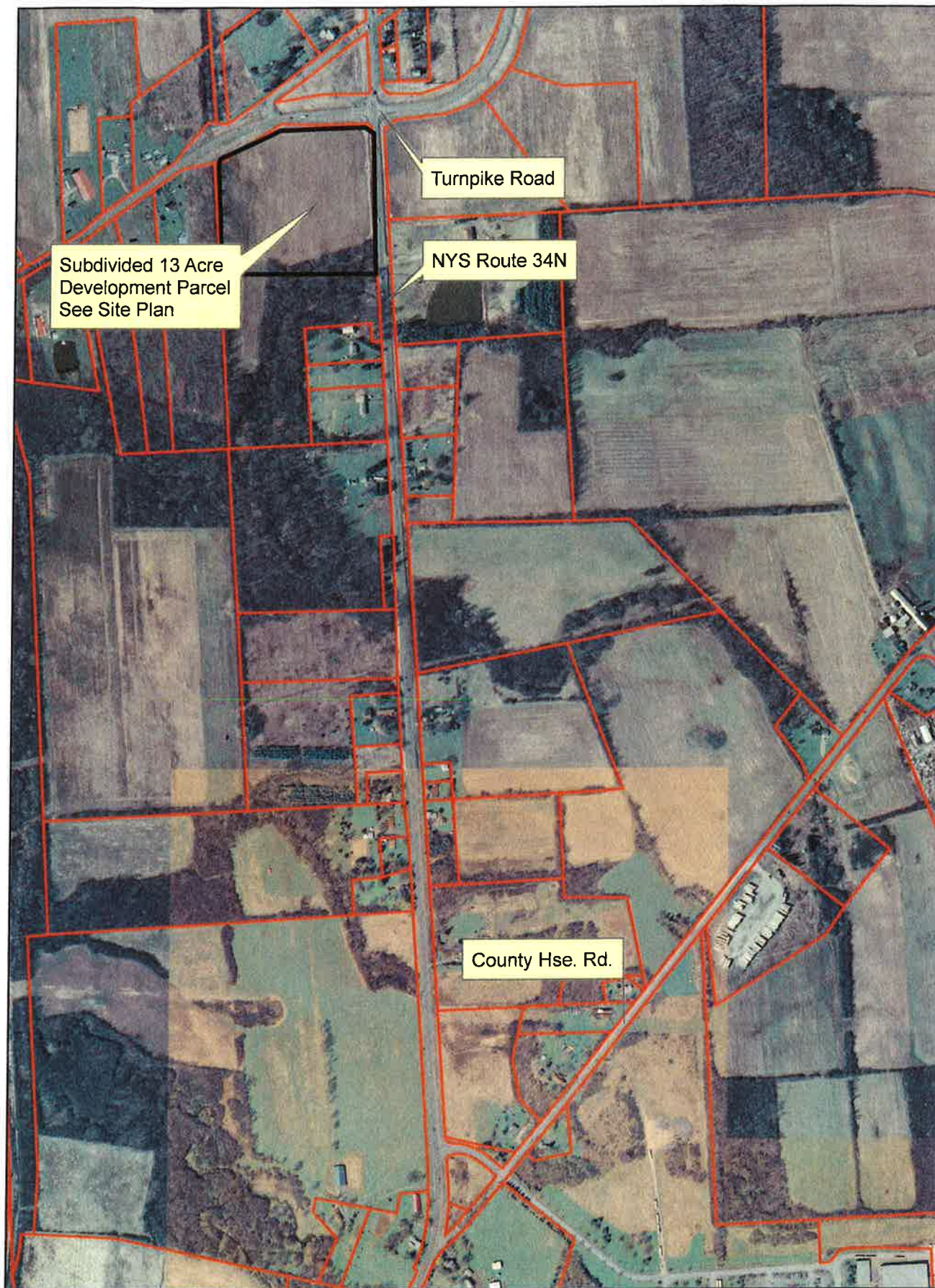
\$11,625 Repair+ Estimates \$11,625

Project Incentives Less IDA Fee:

\$197,244 Repair+ Estimates \$197,244

NOTE: IDA fee does not include IDA Counsel Fees

Repair Plus, LLC | CCIDA Application | Location Map
2682 Turnpike Road, Sennett NY | Tax ID# 102.00-1-24.12



910 455 0 910 Feet



1 inch = 0.14 miles



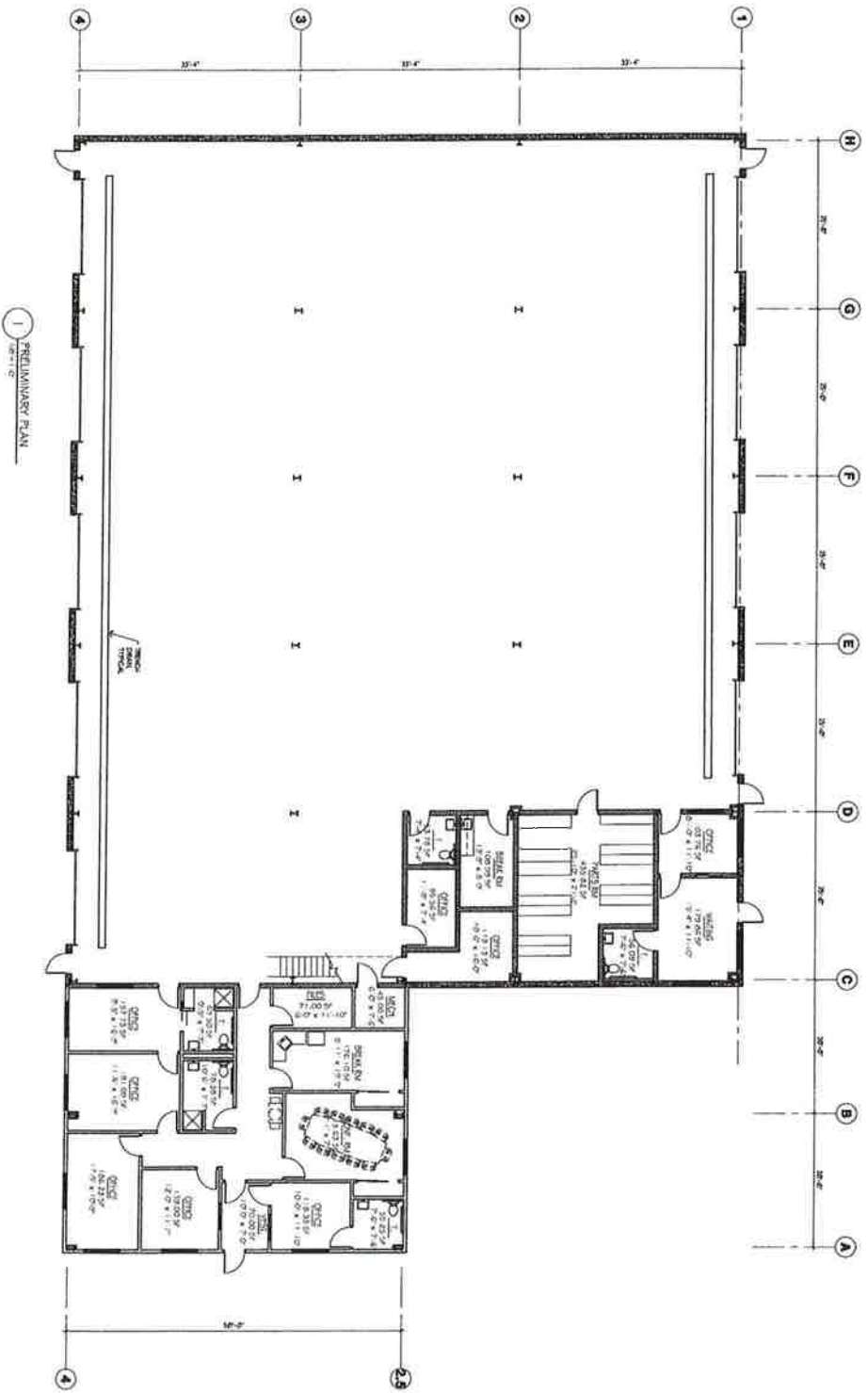
KEY		ELECTRIFICATION	
EXISTING	PROPOSED	PROPERTY LINE	PROPERTY LINE
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PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN
 1" = 30' SCALE
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 FEET

SEE ALL REFERENCES:
 1. ALL SITE PREPARATION PROVIDED BY THE OWNER.
 2. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS.
 3. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS.

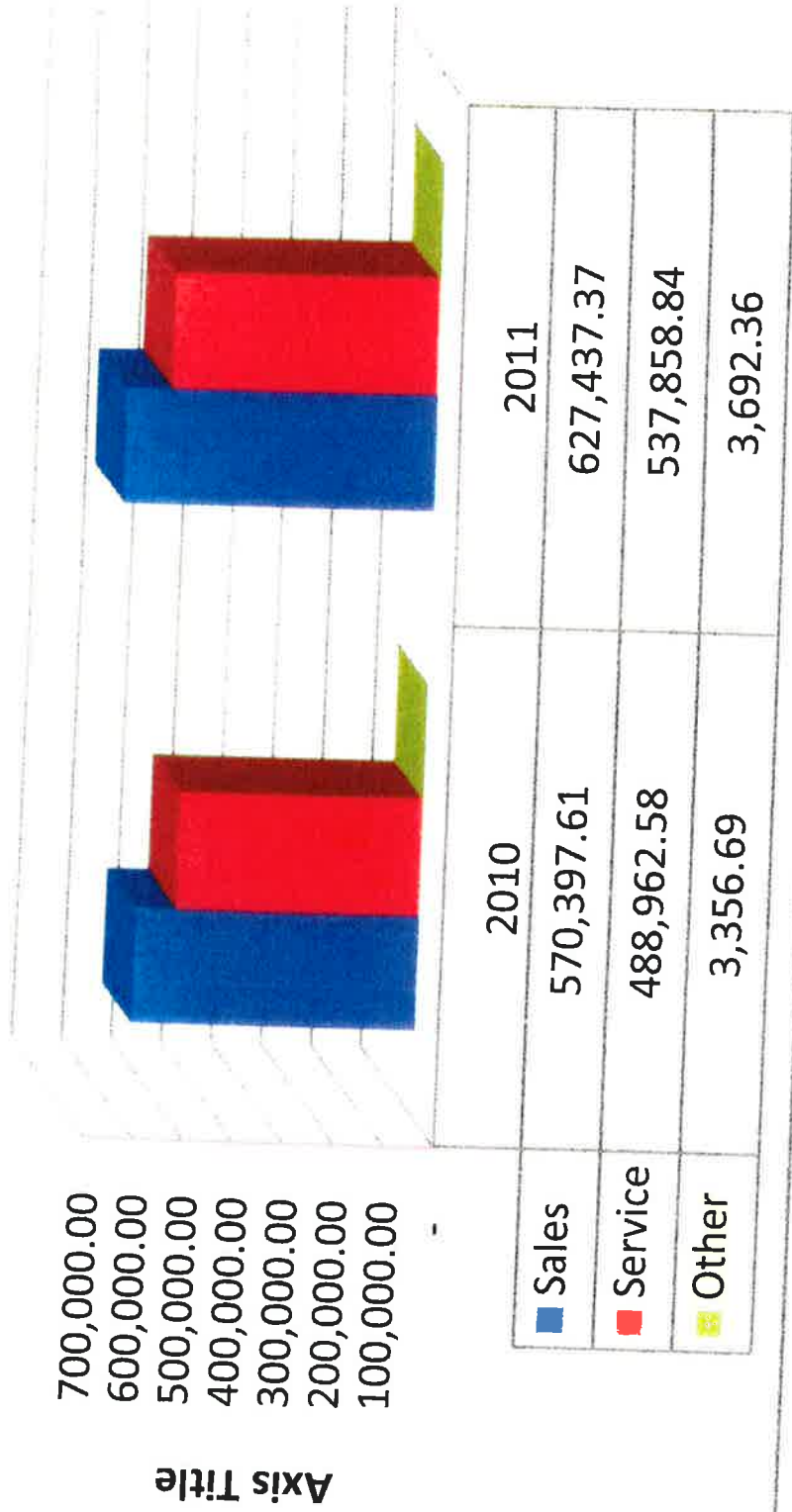


1 PRELIMINARY PLAN

REPAIR PLUS/ ALLWAYS CONCRETE PUMPING
 NEW FACILITY
 ALBURN, NY
 PRELIMINARY PLAN
 28 APRIL 2011 revised



Repair Plus Projections



700,000.00
 600,000.00
 500,000.00
 400,000.00
 300,000.00
 200,000.00
 100,000.00
 -

Axis Title

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR All Ways Concrete Pumping	2. PROJECT NAME Turnpike Road property
3. PROJECT LOCATION: Municipality Town of Sennett County Cayuga	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) State Route 34 and Turnpike Road Intersection.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Proposed re-zone from Agricultural Transition to Planned Development District (PDD) including a 2-lot subdivision of 118-acre parcel into proposed 13-acre parcel. New construction of a 14,000 sq. ft. building for the vehicle service and storage operations of AllWays Concrete Pumping and tractor trailer service by Repair Plus.	
7. AMOUNT OF LAND AFFECTED: Initially ~11.5 acres Ultimately ~11.5 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly Proposed project use required re-zone to Planned Development District (PDD) consistent with the Town of Sennett's pending updated zoning ordinances. <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Primarily Agricultural and, to a lesser extent, residential and commercial (motel).	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Cayuga County Department of Transportation - Driveway permit Cayuga County Department of Health (CCDOH) - Wastewater permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: All Ways Concrete Pumping Date: 2/28/11 Signature: <u><i>Mark G. Shaw</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:</p>

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<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 WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (If different from responsible officer)

Reset

**PLANNED DEVELOPMENT DISTRICT
NARRATIVE**

**FOR THE
TURNPIKE ROAD PROPERTY**

2682 TURNPIKE ROAD

TOWN OF SENNETT, CAYUGA COUNTY

NEW YORK

TAX ID # 102.00-1-24.12

Prepared for:

All Ways Concrete Pumping, LLC
277 North Street
Auburn, New York 13021
Mr. Ken Sroka

Prepared by:



19 Genesee Street
Camillus, New York 13031
(315) 672-8726
TKD Project No.: 2011007

April 6, 2011

MONTROSS PROPERTY
Tax Map Parcel 102.00-1-24.12
Town of Sennett, Cayuga County, New York

**PLANNED DEVELOPMENT DISTRICT
RE-ZONE REQUEST**

for

Ken Sroka
Turnpike Road Property
TDK Project Number: 2011008

April 6, 2011

OVERVIEW:

Ken Sroka, the owner of All Ways Concrete Pumping proposes to purchase 13 acres of land from Peter Montross. The subject property is part of a 118-acre tract identified as Town of Sennett tax map parcel 102.00-1-24.12. Mr. Sroka proposes to construct a 14,500 square foot vehicle maintenance facility for both his concrete pump trucks and over-the-road commercial haulers.

This development of this parcel for a commercial use will require a re-zoning of the property. Prior meetings between Mr. Sroka, TDK Engineering and representatives from the Town board and planning board have resulted in a recommended re-zone from Agricultural Transition to Planned Development District (PDD).

PROJECT PARTICULARS:

Shall include the name and location of the project; name(s) and address(es) of the owner(s); a legal description of the property; the names of the owners of abutting properties.

Response: *Refer to the attached PDD Boundary plan for the location of the project within the Town of Sennett and the corresponding legal description.*

The subject property will be owned by Ken Sroka with a current business address of:

*Kenneth A. Sroka
All Ways Concrete Pumping
277 North Street
Auburn, New York 13021*

The subject parcel is bounded by the following property owners:

*North: Turnpike Road
Trevor Komanecky – 2693 Montross Lane
Paul Vitale - 7659 North Street Road
O'Hara Irrevocable Trust - 2705 Montross Lane*

South: Peter Montross

*East: State Route 34
Jeremy & Margaret Bacon – 7564 North Street Road
Ihor Dilaj – 7430 North Street Road*

West: James & Tricia Cady – 2640 Turnpike Road

Legal Description: Refer to the attached PDD Boundary Plan

TYPE OF DEVELOPMENT:

The type of development shall be fully described, including at least the following information.

Commercial: Total acreage of commercial area; gross leasable floor area in square feet; land use intensity rating; general description of commercial types and their general requirements for receiving and delivering goods.

Response: *Currently proposed commercial subdivision is 13 acres. The site will be primarily used for All Ways Concrete Pumping offices and fleet vehicle maintenance. Facility will also service heavy highway vehicles.*

The gross building size is 14,500 square feet. The total developed site area for this project is approximately 3 acres. Site access will be from County Route 10A (Turnpike Road).

STAGING OF DEVELOPMENT:

Description on plan and in written report of the planned staging of the project (and such staging may be required).

Response: *As currently proposed, the new facility will be completely developed during the 2011 construction season.*

NATURAL SITE:

A description of the natural site shall be included with at least the following information: soil characteristics and limitations; extent of and treatment intended for the site's vegetative cover (especially trees); topographical features (on topographic map); existing and proposed site drainage; foreseeable needs of the site for construction precautions; existing conditions of and the projected effects upon the ground and surface waters of the site and community; possible air pollution hazards.

Response: *The site is currently used for active farming and is essentially clear of any trees. According to the County Soil Survey, the predominant soil types are Odessa silt loam, Ontario loam and Lima silt loam. The hydrologic soil group for each unit is C. The topography generally slopes from north to south at a slope of approximately 3% to 4% across the site.*

Test pits revealed a thin topsoil layer of 3 to 6 inches. Groundwater was encountered at a depth of approximately 2 to 3 feet below the ground surface.

Based on information available to date, it is our opinion that this is property has adequate site conditions to support the intended development.

SITE PLANNING AND DESIGN CONSIDERATIONS:

Descriptions and illustrations of the following: site ingress and egress; parking; on-site pedestrian and vehicular circulation; general landscaping treatment; general location and arrangement of buildings and other structures; locations of all facilities; and general visual description.

Response: *A copy of the site plan that is currently proposed is included and part of this submission. When reviewing the document, please note the following:*

- ✦ Subsurface investigation: We have completed a subsurface investigation for geotechnical (foundation) information, wastewater disposal and stormwater management design purposes.

- ✦ Wastewater design: We have designed an alternative (mound absorption bed) system which is consistent with NY State and DOH standards based on 120 gallons per day.
- ✦ Water supply: We met with the Cayuga County Water Authority last week and they suggested that we cross Turnpike with the water main that is the same size as the existing (C900) main. The County will pay the difference in costs so that the main is across the road and available of future development.

The road crossing and driveway location have been discussed with the County Highway Department. They have tentatively agreed to allow a directional drill across the road. The water authority has requested a sleeve and at this time we are proposing an HDPE sleeve with a heavy duty wall thickness. We are sending a plan to Steve Koon at the Highway Department in advance of making a formal application.

We will extend a 6-inch diameter HDPE water main down the proposed driveway to within 100 feet of the building. The County has tentatively stated that they will take dedication of the 6-inch main as long as it is in an easement. A 2-inch diameter (tentative) service will be extended to the building where it will be metered and provided with the appropriate backflow prevention device.

- ✦ Stormwater Management: The proposed project will be designed in conformance with the DEC's new stormwater management requirements. A stormwater pollution prevention plan (SWPPP) for construction activities is being written at this time.
- ✦ County Highway Permit: Again, we are working with the Highway Dept. regarding this matter and the proposed location of the driveway has been established.
- ✦ Landscaping, Lighting & Signage: Only preliminary information has been compiled at this time.

TRANSPORTATION AND TRAFFIC:

Descriptions of at least the following: existing streets serving the area; the level of service provided by existing streets in terms of traffic count and street traffic capacities; expected modifications for existing street systems required by project; estimated daily automobile trips generated by the residential and other uses; availability of public transportation to site; design considerations for deterring on-site and area congestion.

Response: The property is bordered by Turnpike Road (County Route 10A) to the north and State Route 34 to the east. The intersection between these two roads is signalized.

Access to the site is proposed from the County Road. No formal traffic study has been completed at this time, however, based on our evaluation of the site and adjacent road conditions; it appears that both roads operate well below their design capacity. The Institute of Transportation Engineers Trip Generation Manual does not provide relevant vehicle trip data that correlates well with this type of facility. However,

based on the number of employees, the volume of concrete pumping business and truck repairs, it would be expected that 50 to 75 trips per day would be generated. It is anticipated that the impact from this proposed project should be minimal.

GENERAL MARKET INFORMATION:

Describe the need for the proposed land uses in their proposed locations and their proposed quantities; and the intended market structures for the residential units (prices and rents, describe whether low—income, middle—income, luxury, etc.).

Response: *The owner has an immediate need to relocate his business so that he can expand to adequately serve his operations and customers.*

PROJECTED FISCAL IMPACTS ON TOWN:

Include calculations of projected Town revenues and costs to be expected by the Town, as a result of the proposed development.

Response: *Detailed financial analysis of the proposed project including impacts on the municipal tax base has not been completed at this time. It would appear that the tax revenue would increase from a commercial operation over an existing agricultural property use.*

UTILITIES AND RELATED SERVICES:

Describe the following and detail their intended locations on the plan(s): the method and projected quantities of waste water (sewage) from the development; demand and source of supply for water; level of service needed and available for fire protection; demands for and availability of gas and electricity; projected quantities of and method of disposal for solid wastes.

Response: *Refer to Site Planning & Design Section above for a summary of pertinent information for this project. Regarding solid waste disposal, it is anticipated that a local waste hauler would be contracted for conventional waste and recyclable material management / disposal.*

GENERAL EFFECTS OF DEVELOPMENT ON NEIGHBORHOOD AND COMMUNITY APPEARANCE AND LAND USE:

Description of effects on the appearance; relationship of project to predominant character and land use in area (compatibility).

Response: *It is anticipated that this project will lead the way in opening up the Route 34 commercial corridor. The proposed building and perimeter open land and landscaped areas will provide a valuable asset to the Town that can be used as an example for continuing development.*

RELATIONSHIP OF PROPOSED PDD TO OFFICIAL TOWN AND COUNTY DEVELOPMENT POLICIES:

Information on how the proposed PDD relates to local and area-wide goals and policies as stated in plans and regulations.

Response: *It is our understanding that the proposed PDD is the preferred method by the Town board to create a transition into developing the State Route 34 commercial corridor. Conformance with local comprehensive plans has not been evaluated at this time. Rather, the proposed zoning appears to be consistent with other commercial corridors within the Town.*

DEVELOPMENT, OPERATION AND MAINTENANCE OF OPEN SPACE AND COMMON PROPERTIES:

A general statement concerning the responsibility for these and proposed methods for their implementation.

Response: *It is Mr. Sroka's intention to maintain the operations and overall appearance of this facility and corresponding landscaped features in a professional manner at all times.*

DEVELOPER COMPETENCE:

Evidence in the applicant's behalf to demonstrate his competence to carry out plan and his awareness of the scope of the project, physical and financial.

Response: *Mr. Sroka has developed a very thorough plan to relocate his business to this site. Town representatives will have to ask Mr. Sroka about his awareness of the potential financial exposure.*

OTHER:

Any other such information as the Town Board deems to be reasonably pertinent to the adequate consideration and evaluation of the proposed project.

Response: *We will be available to answer any questions that the Town may have.*

FIRST NIAGARA

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50-7044/2223
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REPAIR PLUS, LLC
277 NORTH ST.
AUBURN, NY 13021
PH: 315-255-6983

6/7/2011

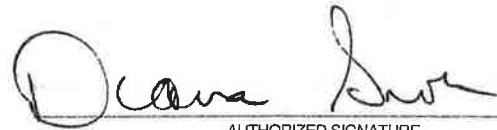
TO THE DER OF Cayuga County Industrial Dev. Agency

\$ **250.00

Two Hundred Fifty and 00/100*****

DOLLARS

Cayuga County Industrial Dev. Agency
Cay. Co. Office Bldg 5th F
160 Genesee St.
Auburn NY 13021



AUTHORIZED SIGNATURE

Details on Back.

Security Features Included

Application fees

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