

NCIDA

APPLICATION FOR ASSISTANCE

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Each applicant seeking assistance must complete the accompanying application material which includes the Application for Assistance and Environmental Assessment form. A non-refundable application fee of \$1,000.00 must be included with this application, payable to the Niagara County Industrial Development Agency. Every project seeking NCIDA assistance must use best efforts to use local labor for the construction of new, expanded or renovated facilities.

Please answer all questions. Use "none" or "not applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available online at our web page at www.nccedev.com.

I. APPLICANT DATA

A.

APPLICANT NAME Iskalo Development Corp., on behalf of Iskalo 57 Canal LLC

ADDRESS 5166 Main Street

CITY/STATE/ZIP Williamsville, NY 14221

B. APPLICANT'S OFFICER RESPONSIBLE FOR COMPLETING THIS APPLICATION

NAME Matthew Roland

TITLE Development Project Manager

MAILING ADDRESS 5166 Main Street

CITY/STATE/ZIP Williamsville, NY 14221

TELEPHONE 716-633-2096

FAX 716-633-5776

E-MAIL msroland@iskalo.com

APPLICANT'S TAX ID NUMBER 81-1377089

6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132
(716) 278-8760 Fax (716) 278-8769

- C. **BUSINESS TYPE**
- Sole Proprietorship
 - Partnership
 - Privately-held Corporation
 - Public Corporation
 - Not-for-Profit Corporation
 - LLC
 - Other

D. **STATE OF INCORPORATION:**

New York

- E. **IS APPLICANT AUTHORIZED TO DO BUSINESS IN NEW YORK STATE?** Yes No

F. **PRINCIPAL STOCKHOLDERS** (Owners of 20% or more of Stock Outstanding)

<u>Name</u>	<u>%</u>	<u>Corporate Title</u>
<u>Paul B. Iskalo</u>	<u>95</u>	<u>N/A (LLC)</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

G. **Has the Applicant (or any related entity) received previous NCIDA assistance?**

- Yes No

If yes, please give year(s) and project location

H. **APPLICANT'S LEGAL COUNSEL**

FIRM NAME Hodgson Russ LLP

ADDRESS 140 Pearl Street

CITY/STATE/ZIP Buffalo, NY 14202

TELEPHONE 716-848-1757

ATTORNEY'S NAME Chris Fattey

E-MAIL cfattey@hodgsonruss.com

II. **PROJECT & OCCUPANCY DATA**

A. LOCATION OF PROPOSED PROJECT FACILITY

ADDRESS 57 Canal Street, Lockport, NY

PRINCIPAL USE Mixed Use Building

SBL # 109.54-2-16 and a portion of 109.54-2-15

ZONING B-2 (Central Business District)

B. INDICATE MUNICIPAL JURISDICTION

TOWN N/A

VILLAGE N/A

CITY Lockport

SCHOOL DISTRICT Lockport City School District

C. CURRENT OWNERSHIP OF PROPERTY

CURRENT OWNER City of Lockport

CURRENT ASSESSMENT \$331,000

CURRENT TAXES (ANNUAL) \$16,887.70 = \$8,275.84 (City & County) + \$8,611.86 (School)

CURRENT BUSINESS OPERATING AT LOCATION? Yes

IF YES, EXPLAIN: Trek, Inc. currently occupies the second and third floors of the building. The balance of the building is vacant.

D. Who are the principal user(s) of the facility (the "Company")? If there are multiple users, please indicate on attached sheet. If same as Applicant indicate the "same" below.

COMPANY NAME Trek, Inc.

ADDRESS 190 Walnut Street

CITY/STATE/ZIP Lockport, NY 14094

CONTACT _____

TELEPHONE _____

TAX ID # _____

% OF FACILITY TO BE OCCUPIED BY COMPANY 66+/- %

E. Are other facilities or related companies located within New York State: Yes No

LOCATION 190 Walnut Street, Lockport, NY 14094

If there are other company facilities within the State, will any of these close or be subject to reduced activity?

Yes No

F. Has the company actively sought sites and/or facilities in another country or state?

Yes No

If yes, please describe on separate sheet.

G. Description of project (check one or more)

- New Construction Sq. Footage _____
- Addition to existing facility Sq. Footage _____
- Renovation and modernization of existing facility
- Acquisition and modernization of existing facility
- New machinery and equipment Production Non-Production
- Other (specify) _____

- H. Provide a general narrative description of the project, including history and background on user(s) of the facility. Provide information on (Appendix A) for user(s) of the facility. Describe reasons why this project is necessary and its effect it will have on Applicant. Include site plans, renderings, photos, etc.

Please see attached cover letter

III. COMPANY EMPLOYMENT INFORMATION

- A. Total current employment within Niagara County is

FULL-TIME:	26 at 57	PART-TIME:	0
	Canal		
	Street		
	Facility		

NOTE: Applicant does not know Trek's employment elsewhere in Niagara County.

Current Annual Payroll including benefits

\$ 1,248,780

- B. Projected Employment:

Applicant or principal user(s) must complete Appendix A.

IV. EMPLOYMENT IMPACT

Every project seeking NCIDA assistance must use best efforts to use Niagara County labor for the construction of new, expanded or renovated facilities. This requirement includes all project employees of the General Contractor, Subcontractor or sub to a Subcontractor, working on the project. Applicant agrees and understands the obligations herein, and agrees to transmit and convey in a timely fashion this requirement to all applicable contractors, subcontractors, suppliers and materialmen.

A. Will Niagara County contractors and/or subcontractors be utilized for the construction project?

Yes No

B. What is the estimated number of construction jobs to be created at the project site from

Niagara County: 13+/- Erie County: Unknown Other Areas: Unknown

V. APPLICANT PROJECT COSTS AND FINANCING

- A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project by the applicant.

Estimated Costs Eligible for Sales Tax Exemption Benefit

a. Building Construction or Renovation Costs	a. <u>\$675,000</u>
b. Sitework	b. <u>\$</u>
c. Non-manufacturing Equipment	c. <u>\$</u>
d. Furniture, Fixtures	d. <u>\$</u>
e. Other (specify)	e. <u>\$</u>
f. Subtotal	f. <u>\$</u>

Estimated Costs Not Subject to Sales Tax

g. Land and/or building purchase	g. <u>\$375,000</u>
h. Manufacturing Equipment	h. <u>\$</u>
i. Soft Costs (Legal, Architect, Engineering)	i. <u>\$150,000</u>
j. Other (specify)	j. <u>\$50,000 - closing costs</u>
k. Subtotal	k. <u>\$</u>
 Total Project Costs	 f & k <u>\$1,250,000</u>

- B. Indicate how the project will be financed

a. Tax-Exempt IRB	a. <u>\$</u>
b. Tax-Exempt Bond	b. <u>\$</u>
c. Taxable IRB	c. <u>\$</u>
d. Bank Financing	d. <u>\$1,000,000</u>
e. Public Financing	e. <u>\$</u>
f. Equity	f. <u>\$250,000</u>
 TOTAL SOURCES	 <u>\$1,250,000</u>
 Estimated Amount of Mortgage	 <u>\$1,000,000</u>

- C. If applicant expects the Tax-Exempt IRB to exceed \$1,000,000, what is the dollar value of "capital expenditures" that the applicant and company, or any related company or person, has expended within the last three years in the municipality in which the proposed project is to be located and expects to expend in that municipality three years after the bond issue?

N/A

- D. Has the applicant made any arrangements for the financing of the project? Yes No

If so, please specify bank, underwriter, etc.

Five Star Bank

VI. PROJECT CONSTRUCTION INFORMATION

- A. What is the proposed commencement date of construction or acquisition of the project?

May 2016

- B. Outline the timetable for the project, indicating when project will be in full use.

The full occupancy is subject to the timing of the lease-up of the remaining space in the building. The building shell renovation will be completed in 2016. The interior improvements will be completed as tenants are identified for the remainder of the building.

VII. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D. Annual Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- E. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. 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: _____.
- F. Local Labor: The Applicant understands that the residents of Niagara County will be providing assistance to the project. The Applicant further understands that every project seeking NCIDA assistance must use best efforts to use Niagara County labor for the construction of new, expanded or renovated facilities. This requirement includes all project employees of the General Contractor, Subcontractor or sub to a Subcontractor, working on the project. Applicant agrees and understands the obligations herein, and agrees to transmit and convey in a timely fashion this requirement to all applicable contractors, subcontractors, suppliers and materialmen.

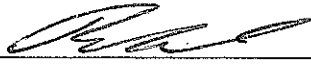
G. Hold Harmless. Applicant hereby releases Niagara County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (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 the 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 attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, an in the event, upon presentation of an invoice regarding the same, the Applicant shall pay to the Agency, its age or assigns, all incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Name of Applicant's Officer Responsible for Completing Application:

(Please Print)

Signature

Date of Application

Iskalo 57 Canal LLC By: Iskalo Development Corp., Its Manager By: Paul B. Iskalo, President & CEO

3-31-16

VIII. ENVIRONMENTAL ASSESSMENT

New York State law requires that an Environmental Assessment Form (EAF) must be completed and submitted along with this application. Attach the EAF which was submitted to the municipality.

CERTIFICATION

ISKALO 57 CANAL LLC

Name of chief executive of the company submitting application

Deposes and says that he/she is the President & CEO_of Iskalo Development Corp., Manager of Iskalo 57 Canal LLC, the corporation named in the attached application; that he/she has read the foregoing application and knows the contents thereof; that the same is true to his/her knowledge. Deponent further says the reason this verification is made by the deponent and not by Iskalo Development Corp., (company name) is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as an officer of and from the books and papers of said corporation.


As officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the nonprofit Niagara County 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 ultimately the necessary issue of bonds and/or completion of the lease/leaseback transaction are ever carried to successful conclusion. If, for any reason whatsoever, the applicant fails to act within a reasonable or specified period of time to take reasonable, proper, or requested actions or withdraws, abandons, cancels, or neglects the application or if the Agency or applicant are unable to identify buyers willing to purchase the total bond issue required or facilitate the lease/leaseback transaction, then upon presentation of invoice, 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 but not necessarily limited to fees of bond counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the required bond issue or completion of the lease/leaseback transaction, the applicant shall pay to the Agency an administrative fee set by the Agency. The cost incurred by the Agency and paid by the applicant, including bond counsel and the Agency's general counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of the resultant bond issue or lease/leaseback transaction.

Applicant hereby releases Niagara County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (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 the 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 attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law, that any New York State and local sales and use tax exemption claimed by Applicant and approved by the Agency in connection with the Project may be subject to recapture by the Agency under such terms and conditions as will be set forth in the Agent Agreement to be entered into by and between the Agency and the applicant.

The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of New York State and local sales and use tax exemption benefits, is true, accurate and complete. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, in the event, upon presentation of an invoice regarding the same, the Applicant shall pay to the Agency, its agent or assigns, all incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Paul B. Iskalo, President & CEO of Iskalo Development Corp.

Print Name of Chief Executive



Signature

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

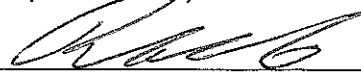
PROJECTED EMPLOYMENT*

	Full-Time	+	Part-Time	Total	Total Payroll*
Total number of employees within Niagara County at the date of Application	26	+	0	26	1248780
Total number of employees to be directly <u>IMPACTED</u> by the project	26	+	0	26	
ADD: Number of new jobs to be created during the first year after completion:	12	+	0	12	360000
Total end of First Year:	38	+	0	38	1607780
ADD: Number of new jobs to be created during the second year after completion:	6	+	0	6	180000
Total end of Second Year:	44	+	0	44	1787780
ADD: Number of new jobs to be created during the third year after completion:	0	+	0	0	0
Total end of Third Year:	44	+	0	44	1787780
Estimated Average annual salary of NEW jobs created:				30000	
Expected high salary of NEW jobs created:				60000	
Expected low salary of NEW jobs created:				15000	

List types of jobs (i.e. production, managerial, clinical, engineering, etc.) to be created.
Mix of engineering, office employees including some managerial.

*Applicant or principal user(s) as noted in Section III B of application (includes benefits)

Iskalo 57 Canal LLC
By: Iskalo Development Corp., Its Manager
Paul B. Iskalo, President & CEO


Signature

3-31-16
Date

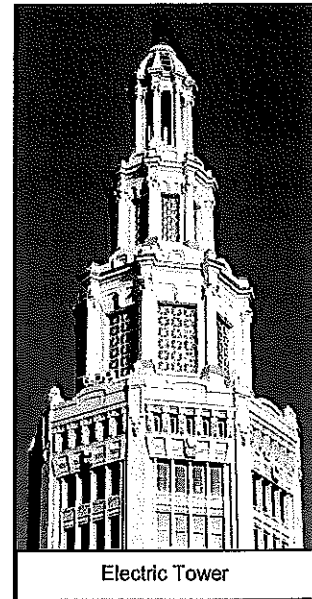


NARRATIVE SUPPLEMENT TO THE NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR ISKALO 57 CANAL LLC

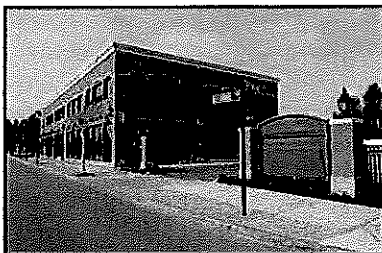
57 CANAL STREET, LOCKPORT, NEW YORK

Company Background:

Founded in 1988 by Paul B. Iskalo, Iskalo Development Corp. is an experienced real estate developer of both “ground up” and “adaptive re-use” commercial projects including corporate and medical office, light industrial, hospitality, retail and mixed-use. Iskalo Development’s focus is on redevelopment and revitalization of established neighborhoods (“smart growth”) versus green field development. Whether a project involves new construction or renovation of an existing building, our interest in redevelopment represents a specialized market niche which we find particularly fulfilling as it typically involves well-located properties with a proud history that are now outdated, neglected and/or suffering from significant deferred maintenance, or “benign neglect”.



Electric Tower

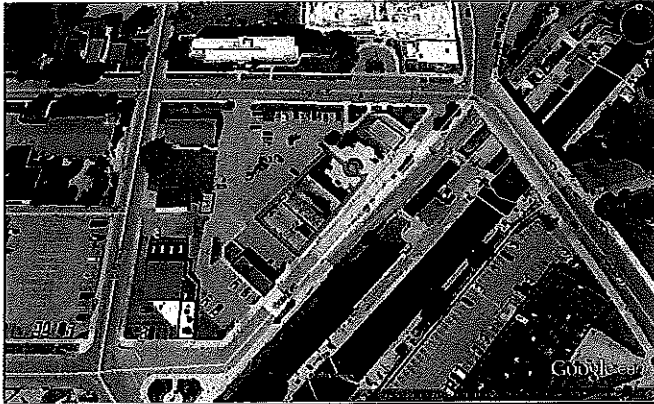


Examples of Iskalo Development projects include the historic Electric Tower in downtown Buffalo (see photo right), redevelopment of the former Kane Doyle Jeep Eagle Dealership at 2780 Delaware Road in Kenmore (see photo left), and close to a dozen properties along the Main Street corridor in Amherst and the Village of Williamsville. Iskalo projects have

won awards for historic renovation and adaptive reuse as well as for new construction, including the LEED Silver office building at 2410 North Forest. Iskalo Development has earned an outstanding reputation for the quality and architectural sensitivity of its projects. The staff at Iskalo Development derives great pleasure and satisfaction from revitalizing neighborhoods and, as set forth herein, is seeking to expand upon its success with the proposed renovation to 57 Canal Street in Lockport.

57 Canal Street – Property History:

Iskalo 57 Canal LLC has the property known as 57 Canal Street in the City of Lockport under contract to purchase the property from the City of Lockport. The front door to the property is located right on the Erie Canal, just to the north of the Flight of Five locks in Lockport, and it is located in the “B-2” Central Business District.



57 Canal Street, with the property outlined in red

The 57 Canal Street building has been the home to a variety of commercial and manufacturing uses since its original construction around 1900. The building currently consists of approximately 25,600± square feet with three floors, and our purchase of the property only consists of the building itself and a small piece of the plaza to the northeast.

In the 2000's the property surrounding the building was remediated under the Brownfield Cleanup Program by the City of Lockport and the Greater Lockport Development Corporation (GLDC), and an initial renovation to the building was completed. The second and third floor of the building were leased by the GLDC to the research & development and engineering groups of TREK, Inc., a worldwide manufacturer of electrostatic measurement and high-voltage power solutions.

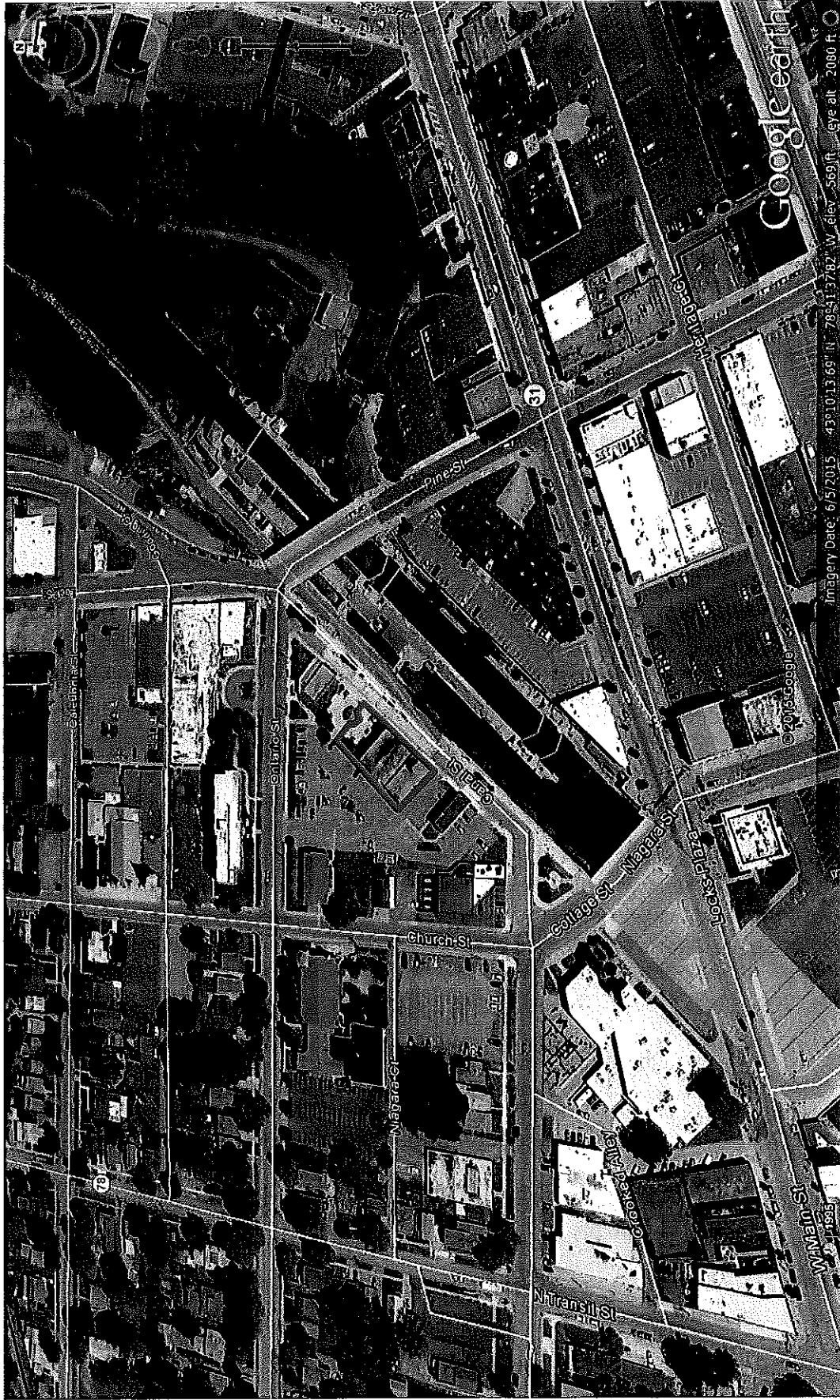
Project Summary:

The proposed project involves further renovation to the building's interior and exterior improvements. Currently, the top two floors of the building are occupied, but the interior renovation of the first floor needs to be completed to ready it for future tenants. Exterior improvements to the façade of the building will include enlarging the existing windows on the first floor. There are also some areas of the building where the existing masonry has allowed some water to enter the building, so we plan to address the exterior masonry of the building as well.

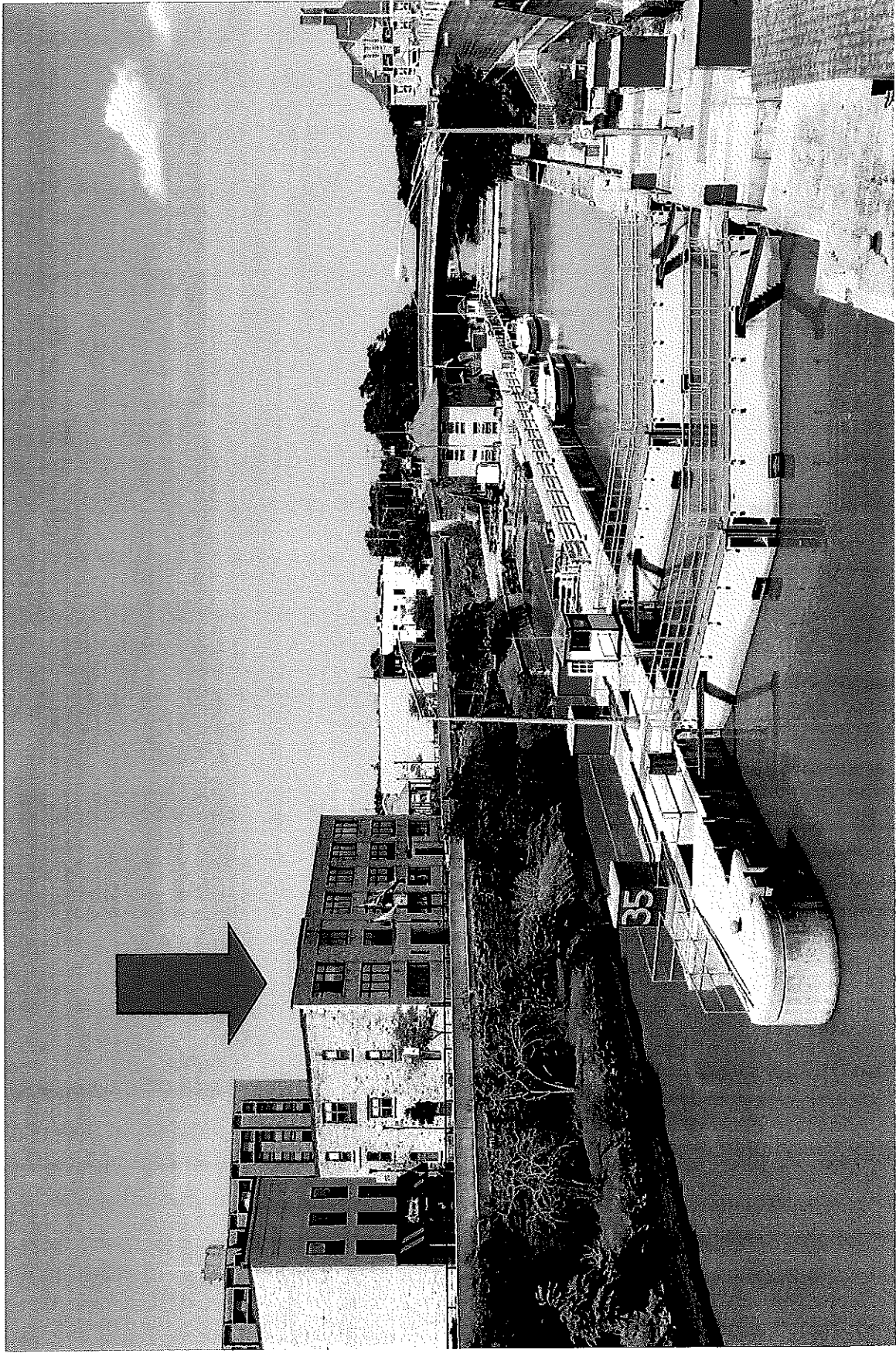
A copy of the boundary survey for the property and a rendering of the project are all exhibits to the application. Also attached is the Phase I Environmental Site Assessment which was completed as part of our due diligence for the property, and which reveal no environmental hazards, as the City of Lockport and the Greater Lockport Development Corporation have done an excellent job of cleaning up the site and renovating the building to its current level.

Assistance from the Niagara County Industrial Development Agency (NCIDA) is necessary to help us evolve a project that is financially feasible. The NCIDA assistance being sought is in the form of the mortgage tax abatement and sales tax abatement on equipment and materials used in construction. The property currently has a PILOT (dated as of May 1, 2012), although the GLDC has been paying full property taxes and has not benefited from the PILOT, so we are respectfully requesting a “reset” of the existing PILOT to enable us to complete the renovation and lease-up of the building.

AERIAL PHOTOGRAPHS



VIEW FROM ACROSS THE ERIE CANAL AT TOP OF FLIGHT OF FIVE LOCKS



617.20
Appendix B
Short Environmental Assessment Form

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: Niagara County Industrial Development Agency inducement for acquisition & renovation to 57 Canal Street			
Project Location (describe, and attach a location map): 57 Canal Street, Lockport, NY			
Brief Description of Proposed Action: The proposed Action includes the acquisition and renovation to 57 Canal Street. Specifically, the Action includes the inducement by the Niagara County Industrial Development Agency for mortgage tax, sales tax, and property tax incentives for the project. The Action will also include the purchase by the Applicant of the property and the renovation to the existing 25,600+/- square foot building located on 0.20+/- acres.			
Name of Applicant or Sponsor: Iskalo Development Corp., on behalf of Iskalo 57 Canal LLC		Telephone: 716-633-2096	
		E-Mail: msroland@iskalo.com	
Address: 5166 Main Street			
City/PO: Williamsville		State: NY	Zip Code: 14221
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.			NO <input checked="" type="checkbox"/>
			YES <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: City of Lockport Planning Board - Facade Improvements; City of Lockport Building Department - Building Permit, Niagara County Industrial Development Agency - IDA Inducement			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.20+/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.20+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" 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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<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: _____ _____	NO	YES	
	<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 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____			

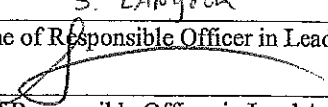
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The site was remediated with NYSDEC involvement under the Environmental Restoration Program. NYSDEC recommends no further action and the site is subject to institutional controls under an Environmental Easement.		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Matthew Roland, Development Project Manager		
Applicant/sponsor name: <u>Iskalo Development Corp.</u> Date: <u>3-31-2016</u>		
Signature: <u>Matthew S Roland</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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:		
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"/>

	No, or small impact may occur	Moderate to large impact may occur
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"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<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.
NCIDA	4/1/16
Name of Lead Agency	Date
S. Langdon	DIR of Proj & Fin.
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT