

## STATE ENVIRONMENTAL QUALITY REVIEW REVISED FINDINGS STATEMENT

Pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the *New York Environmental Conservation Law ("ECL")*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations*, which collectively contain the requirements for the *State Environmental Quality Review ("SEQR")* process, DASNY, as an involved agency, makes the following findings.

**Date:** January 16, 2015 (revised September 15, 2015)

**Title of Action** Fort Schuyler Management Corporation  
*Syracuse Nano Film School/Central New York Hub for Emerging Nano Industries — State and Municipal Facilities Capital Program Grants No. 6552 and No. 6560*

### Description of Proposed Action and Proposed Project

**Proposed Action.** The Dormitory Authority State of New York ("DASNY") has received a funding request from the Fort Schuyler Management Corporation ("FSMC") for its *Syracuse Nano Film School/Central New York Hub for Emerging Nano Industries* project pursuant to DASNY's State and Municipal Facilities Capital Program ("SAM"). The Proposed Action would consist of DASNY's authorization of the expenditure of approximately \$15,000,000 of the proceeds of the SAM bond issuance for the Proposed Project. The SAM funds would be split into multiple grants. The Grant for the acquisition of the real property shall be in the amount of \$1,184,000 (grant No. 6560). DASNY has previously executed a Grant Disbursement Agreement in connection with the construction of improvements to the real property in the amount of \$10,660,000 (grant No. 6552).

**Proposed Project.** FSMC would use the grant proceeds to acquire property (grant No. 6560), and develop, design and construct a 52,000-gross-square-foot ("gsf") building (grant No. 6552) on a 7.5-acre parcel in the Town of DeWitt, Onondaga County, New York (the "Proposed Project"). The building would house the Central New York Hub for Emerging Nano Industries, the Syracuse Nano Film School and the Film House, a film production company. Construction of the Proposed Project began in August 2014 and was completed on September 1, 2015.

**Location of Proposed Project**

The Proposed Project would take place at the Collamer Crossings Business Park located at 24 Aspen Park Boulevard, Town of DeWitt, Onondaga County, New York (the "Project Site").

**DASNY Jurisdiction:** Authorization of the Expenditure of Bond Proceeds  
*State and Municipal Facilities Capital Program*

**Lead Agency:** Town of DeWitt Planning Board  
5400 Butternut Drive  
East Syracuse, New York 13057-8509

**Date Final EIS Filed:** January 26, 2001

**For Further Information:**

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### Facts and Conclusions in the EIS Relied Upon to Support the Findings

1. This *SEQR Findings Statement* supersedes the previous *SEQR Findings Statement* issued on January 16, 2015 by DASNY for the *Syracuse Nano Film School/Central New York Hub for Emerging Nano Industries*.
2. This *SEQR Findings Statement* for the *Syracuse Nano Film School/Central New York Hub for Emerging Nano Industries* has been prepared in compliance with the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the *New York Environmental Conservation Law ("ECL")*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *SEQR* process.
3. DASNY was not an involved agency during the Town of DeWitt Planning Board's *SEQR* process. However, it is currently an involved agency solely for the purpose of authorizing the expenditure of the SAM bond proceeds.
4. The Proposed Project would be constructed at the Collamer Crossings Business Park, formerly known as the Collamer Business Park. As originally proposed, the Collamer Business Park would involve the construction of approximately 797,200 gsf of manufacturing/office development and supporting infrastructure on an approximately 200-acre, industrially-zoned site.
5. The Town of DeWitt Planning Board (the "Planning Board"), as *SEQR* lead agency, determined that the Collamer Business Park constituted a Type I action under *SEQR* and conducted a coordinated *SEQR* review in 2001.
6. In December 2000 the Planning Board issued a *Draft Environmental Impact Statement ("DEIS")* for the Collamer Business Park. A public hearing to receive comments on the *DEIS* was held on January 11, 2001. A *Final Environmental Impact Statement ("FEIS")* was issued by the Planning Board on January 26, 2001. A *SEQR Findings Statement* was issued by the Planning Board on March 22, 2001 (attached).
7. The potential effects of the construction and operation of the Collamer Business Park were adequately analyzed and disclosed in the *FEIS*. As a component of the project contemplated in the *FEIS*, the potential effects of the subject Proposed Project were evaluated in the *FEIS*. The Proposed Project as currently contemplated would not engender any new significant adverse environmental impacts not previously disclosed in the *FEIS*.
8. On March 13, 2014, the Planning Board passed a motion to approve the Proposed Project (item No. PB-203-14) with the finding that "SEQRA was done on the entire project previously and does not need to be done again," thus affirming the validity of the

2001 SEQR review (meeting minutes attached). The Town of DeWitt Director of Planning and Zoning has confirmed this fact in an email dated January 15, 2015 (attached).

9. The Proposed Project was reviewed in conformance with the *New York State Historic Preservation Act of 1980 ("SHPA")*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law ("PRHPL")*, as well as with the requirements of the Memorandum of Understanding ("MOU"), dated March 18, 1998, between the DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP").
10. Pursuant to the *SHPA* and the implementing regulations of Section 14.09 of the *PRHPL*, the Proposed Project was reviewed by OPRHP's Historic Preservation Field Services Bureau (OPRHP Project Number OOSR51202).
11. Phase IA and IB cultural resource surveys of the Proposed Collamer Business Park were submitted to OPRHP for review. On January 25, 2001, OPRHP concluded that the Proposed Collamer Business Park would have no effect upon cultural resources listed in or eligible for inclusion in the State and/or National Registers of Historic Places.
12. The Proposed Project would be constructed within the area covered by the previously-prepared Phase IA and IB cultural resource surveys. DASNY has thus concluded that the Proposed Project would have no effect upon cultural resources listed in or eligible for inclusion in the State or National Registers of Historic Places.
13. The Proposed Project would be consistent with the *State Smart Growth Infrastructure Policy Act ("SSGPIPA")* of 2010 and would generally support the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA* is detailed in the attached Smart Growth Impact Statement Assessment Form ("SGISAF"). DASNY's Smart Growth Advisory Committee reviewed the SGISAF and attested that the subject Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislature.

**CERTIFICATION OF FINDINGS TO APPROVE/FUND/UNDERTAKE**

Having considered the Draft and Final EIS, including all comments submitted through the SEQR process and responses thereto, and having considered the preceding written facts and conclusions relied upon to meet the requirements of the *State Environmental Quality Review Act*, codified at Article 8 of the New York *Environmental Conservation Law*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *N.Y.C.R.R.*, including 6 *N.Y.C.R.R.* § 617.11, this Statement of Findings certifies that:

1. The requirements of 6 *N.Y.C.R.R.* Part 617 have been met; and
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized by incorporating as conditions to the decision those mitigative measures which were identified as practicable.

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Dormitory Authority State of New York

(Name of Agency)



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(Signature of Responsible Official)

\_\_\_\_\_  
Jack D. Homkow

(Name of Responsible Official)

\_\_\_\_\_  
Director, Office of Environmental Affairs

(Title of Responsible Official)

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January 16, 2015 (revised September 15, 2015)

(Date)

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One Penn Plaza, 52<sup>nd</sup> Floor, New York, New York 10119-0098

(Address of Agency)