Auburn Medical Campus, LLC Proposed PILOT

Year	Tax year	Fixed PILOT Payment	Increases
1	2027-2028	$ -	$0 -
2	2028-2029	$ -	Construction
3	2029-2030	$ 15,000.00	
4	2030-2031	$ 15,450.00	
5	2031-2032	$ 15,913.50	
6	2032-2033	$ 16,709.18	5%
7	2033-2034	$ 17,544.63	
8	2034-2035	$ 18,421.87	
9	2035-2036	$ 19,342.96	
10	2036-2037	$ 20,310.11	
11	2037-2038	$ 21,731.81	
12	2038-2039	$ 23,253.04	
13	2039-2040	$ 24,880.75	
14	2040-2041	$ 26,622.41	
15	2041-2042	$ 28,485.98	7%
16	2042-2043	$ 30,479.99	
17	2043-2044	$ 32,613.59	
18	2044-2045	$ 34,896.54	
19	2045-2046	$ 37,339.30	
20	2046-2047	$ 39,953.05	
21	2047-2048	$ 43,548.83	
22	2048-2049	$ 47,468.22	
23	2049-2050	$ 51,740.36	
24	2050-2051	$ 56,397.00	
25	2051-2052	$ 61,472.73	9%
26	2052-2053	$ 67,005.27	
27	2053-2054	$ 73,035.75	
28	2054-2055	$ 79,608.96	
29	2055-2056	$ 86,773.77	
30	2056-2057	$ 94,583.41	

AUBURN COMMUNITY HOSPITAL HEALTH CAMPUS

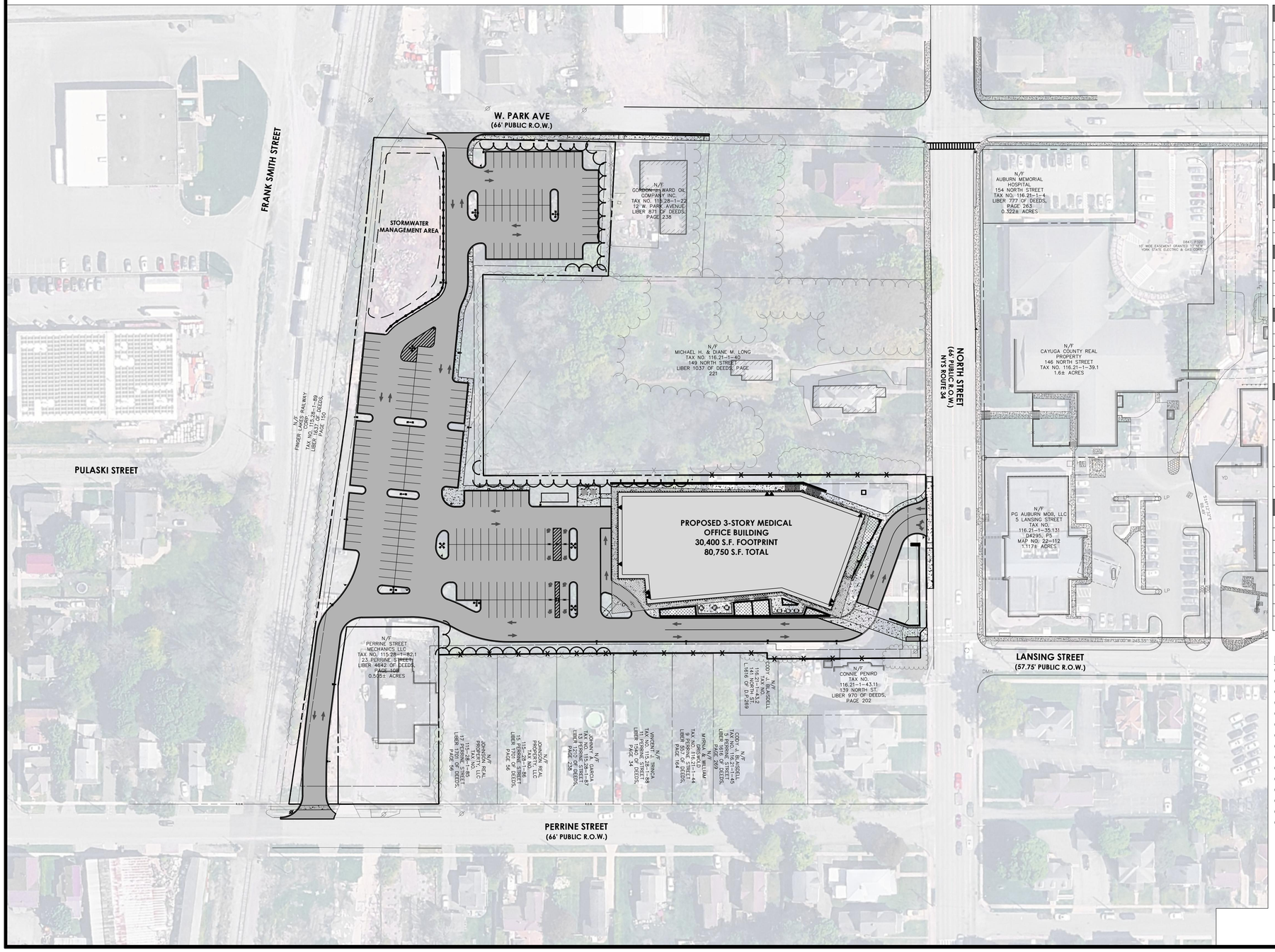
SITE DEVELOPMENT PLANS

CITY OF AUBURN | CAYUGA | NEW YORK

PN: 20255046.0001

60 0 30 60 120

HORIZONTAL SCALE: 1"=60'



SITE DATA	
TAX ACCOUNT NUMBER:	116.21-1-41, 116.21-1-42.1, 115-28-1-82.2
PARCEL ADDRESS:	147 NORTH ST., 143 NORTH ST. W. PARK AVENUE
MUNICIPALITY:	CITY OF AUBURN
COUNTY:	CAYUGA
TOTAL PARCEL AREA:	4.911 ACRES
AREA OF DISTURBANCE:	**± 4.9 ACRES**
EXISTING ZONING:	C-GENERAL COMMERCIAL
PROPOSED ZONING:	C-GENERAL COMMERCIAL
EXISTING USE:	MIXED USE
PROPOSED USE:	MEDICAL OFFICE BUILDING

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: C-GENERAL COMMERCIAL		
LOT		
WIDTH	75'	208'
AREA	20,000 SF	213,941 S.F.
COVERAGE	80% MAX	67.20%
BUILDING		
SETBACK - FRONT	20'	67.2
SETBACK - SIDE	10'	18'
SETBACK - REAR	10'	311.6'
HEIGHT	35' MAX.	30'
PARKING		
SETBACK	10'	10'
STALLS QTY	2 PER 1,000 SF=162	201
STALL SIZE - PERPENDICULAR	9' x 18'	9'X18'
DRIVE AISLE WIDTH - 90 DEG	24'	24'/26'

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36011C0305E DATED: 8/2/2007	X	
ENDANGERED SPECIES (NYSDEC ERM):	X	

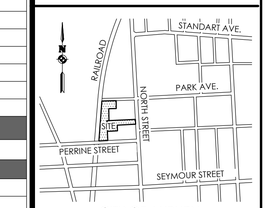
UTLITIES DATA	
PUBLIC WATER PROVIDED BY:	CITY OF AUBURN
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE SUPPLIED BY:	NYSEG
SANITARY SEWER PROVIDED BY:	CITY OF AUBURN
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

DRAWING INDEX

C-101	COVER
C-102	SITE PLAN
C-103	EXISTING CONDITIONS & DEMOLITION PLAN
C-104	UTILITY PLAN
C-105	GRADING & EROSION CONTROL PLAN
C-106	LANDSCAPING PLAN
C-107	FOUNDATION PLANTING PLAN
C-108	LIGHTING PLAN
C-109	FIRE APPARATUS ACCESS ROAD PLAN
C-110	NYSDOT PLANS OFFSITE CROSSWALK
C-111	NYSDOT PLANS DRIVEWAY ENTRANCE
C-201	NOTES
C-202 - 205	DETAILS
C-301 - 306	NYSDOT STANDARD NOTES & DETAILS
C-401 - 402	NYSDOT WZTC PLANS

PERMIT DRAWINGS

PASSERO
engineering architecture



CITY OF AUBURN
LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:
PARK GROVE REALTY, LLC
46 PRINCE STREET
ROCHESTER, NY 14607

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER EDMUND MARTIN, P.E.
PROJECT ENGINEER ANDREW BURNS, P.E.
DESIGNER JACOB LEWIS, E.I.T.

NO.	DATE	BY	DESCRIPTION

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COVER

AUBURN, NY

AUBURN COMMUNITY HOSPITAL HEALTH CAMPUS
MUNICIPALITY: **AUBURN**
COUNTY: **CAYUGA** STATE: **NY**

PROJECT NO.: **20255046.0001**

DRAWING NO.: C-101

DATE: **AUGUST 25, 2026**

Y:\PROJECTS-NEW\2025\20255046\20255046.0001\01_CAD-BIM-MODELS\CIVIL\20255046.01_COVER.DWG 8/24/2026 3:44 PM Jacob Lewis



HOLT ARCHITECTS

APRIL 17, 2026



HOLT ARCHITECTS

APRIL 17, 2026



HOLTARCHITECTS

APRIL 17, 2026



HOLT ARCHITECTS

APRIL 17, 2026

Agency Use Only [If applicable]	
Project:	Auburn Hospt Health Campus
Date:	9/1/2026

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☑	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☑	☐

Agency Use Only [If applicable]

Project: Auburn Hospt Health Campus

Date: 9/1/2026

Short Environmental Assessment FormPart 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.

The proposed demolition of 2 structures and constrution of a 3 story, ~80,750 sqft structure to create the Auburn Hospital Health Campus on existing devloped sites in the General Commercial District is not anticipated to result in any significant adverse environmental impacts.

☐ 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.

☑ 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.

Planning Board Name of Lead Agency	9.1.2026 Date
Crystal Cosentino Print or Type Name of Responsible Officer in Lead Agency	Chair Title of Responsible Officer in Lead Agency
Crystal Cosentino Signature of Responsible Officer in Lead Agency	Ashley Tacke Signature of Preparer (if different from Responsible Officer)