



**Regular Meeting Minutes
April 9, 2026**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 9, 2026, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Randy Wolken called the meeting to order at 8:30 AM with the following in attendance:

PRESENT:

Randy Wolken
Alan Marzullo
Mark Muthumbi
Cydney Johnson

ABSENT:

Elizabeth Dreyfuss
Leslie English
Garard Grannell

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Jeffrey Davis, Esq., Agency Counsel
Charlie Breuer, Twin Ponds HB, LLC, Managing Member
Brody Smith, Twin Ponds HB, LLC, Counsel
William Capalletti, Twin Ponds HB, LLC
John O'Brien, Twin Ponds HB, LLC (via Zoom)

Approval of Annual Meeting Minutes: March 5, 2026

Upon motion by Cydney Johnson, seconded by Alan Marzullo, the Board approved the Annual meeting minutes of March 5, 2026. Motion was carried.

Approval of Regular Meeting Minutes: March 5, 2026

Upon motion by Cydney Johnson, seconded by Mark Muthumbi, the Board approved the Regular meeting minutes of March 5, 2026. Motion was carried.

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Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of March 2026.

Upon motion by Alan Marzullo, seconded by Mark Muthumbi, the Board approved the Treasurer's Report for the month of March 2026. Motion was carried.

Payment of Bills:

Upon motion by Cydney Johnson, seconded by Mark Muthumbi, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. Twin Ponds HB, LLC (Project #3101-25-02A) First Meeting

The applicant is proposing to construct a residential community consisting of approximately 309 multifamily units, a commercial space, and recreational areas in the Town of Manlius. Specific project amenities will include a well-equipped fitness center, a children's play area, a dog park, a new dock, and a covered pavilion.

Brody Smith, attorney at Bond Schoeneck & King who represents Twin Ponds HB, LLC made the following comments:

The project is located at 5440 North Burdick. The lot is 54.5-acre parcel that's currently vacant and has been vacant for quite some time. Previously it was a quarry. B. Smith drew attention to the two water features on the property, explaining that the project would occur between the two water features, which is the suitable area for development.

The project includes 309 residential units, including 1, 2, and 3-bedroom apartments. There will be three modern five-story buildings and 87,000 square feet of covered parking. There will be an additional 5,700 square foot building reserved for commercial space as well as five additional apartments. 304 of the 309 units will be in the modern three, five-story buildings.

The amenities will include a fitness center, a play area, a dog park, a clubhouse, the ponds itself which will be available for recreational use, a pavilion, and trails. The trails on-site have the capability to link up to the Canalway system by a pedestrian bridge over Limestone Creek that the village and town are looking into constructing. This would be an exciting opportunity to help connect the Town Center area to the Village of Fayetteville, which essentially doesn't exist right now.

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Due to the previous restrictive zoning and the development patterns in the area, prevented development of this parcel for quite some time. The Applicant worked with the Town to pass a floating zone planned development district law. This project was the first project under that law because there is some development challenges under the old zoning laws that prevented this from being developed.

B. Smith drew attention to the infill, explaining that it's the best kind of infill because there's no new significant infrastructure required.

B. Smith provided the following information to the Board to explain the location: To the west across the street is the town center senior living facility and Northeast Medical. Near the southern edge of the property on the east side is where Kohls is and access into the town center.

B. Smith advised that the Applicant has received great local support and they obtained a letter of support from the Town of Manlius the night prior, which they have copies of for the Board's viewing. The Town has offered full throated support for the project, which didn't come as a surprise to them considering all of the zoning challenges associated with the parcel. The Town of Manlius has already completed the SEQR review process and issued a negative declaration. Part of that process was the Applicant working with the Town to achieve certain community goals, such as workforce housing, and housing for people with special disabilities included in the project. There were conditions to the passage planned district plan, in addition to some sustainability aspects of the project and others that the Town deemed to be important.

The Applicant has also provided an updated letter pertaining to its market study that reached the conclusion that there is a desperate need for more housing in the area.

Robert Petrovich noted for the Board that the Agency staff has been evaluating the proposed application, and some of the things that have been referenced by the Applicant have come in at the last minute, which means the Agency staff hasn't had a chance to vet them yet.

R. Petrovich stated that the action before the Board today is to authorize a public hearing, however Agency staff will not move forward with scheduling a public hearing until staff deems that the additional information is sufficient for a complete application.

R. Petrovich referred to media oversight on the Agency's actions that can be seen as controversial regarding housing. The Agency wants to make sure that everyone knows going in what's being asked of in terms of the locality and ensuring that we have a clear understanding of what is being proposed and what incentives are going to be offered.

Alan Marzullo asked how many local permitted jobs will the project create.

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B. Smith responded that the project will create 120 construction jobs. Construction will be slated to start later this year.

B. Smith stated that in terms of long-term jobs associated with the management of the apartments, there will be a leasing agent, manager, and maintenance employees, which would total around 7 jobs that will all be local hires.

Alan Marzullo asked about the construction time frame.

B. Smith responded that they would like to start construction at the end of this year. The project will take about two years to complete.

Alexis Rodriguez noted for the Board that the project has a 10% workforce housing component.

B. Smith explained that even before the Agency changed its UTEP, the Applicant had already committed to the workforce housing component as part of their zoning process with the Town.

Randy Wolken added that this project is needed in the community.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Cydney Johnson, seconded by Alan Marzullo. Motion was carried.

2. National Grid – Easement Authorization

The Agency wishes to grant easements to National Grid over portions of lands owned by the Agency for the purpose of building facilities to provide electric and gas services for the White Pine Commerce Park.

R. Petrovich explained that this is an easement for electric service to come across Caughdenoy Road to enter the White Pine Commerce Park. There was once discussion about putting the power overhead, but it is now going underneath the road and the railroad, coming up on the other side on property that the Agency owns. Consulting Jeffrey Davis, R. Petrovich asked how long the Agency will own this property. J. Davis advised that the Agency would own the property for roughly another 30 days.

J. Davis explained that resolution before the Board is one to enter into the easements that will be for both electric and gas. The electric easement is what's in front of the Board right now, and it's consistent with where it was shown all along in the site plans. The gas easement will most likely come within the next two weeks, but the Agency may not own the property at that

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time. J. Davis explained that if the Agency does own the property at the time, subject to legal review, the Board would be approving entering into the easements. The easements have been reviewed by Micron, whose under contract to purchase the property. Micron has reviewed these and agree that the locations are all consistent with where they need to be considering their operations but because the Agency is still in the chain of title, the Agency needs to approve this now, as it's an important step for National Grid to take their regulatory steps to show that they have control of the land to put their infrastructure on the property. National Grid cannot complete these next steps without having these easements in place.

R. Petrovich included that the Agency has a purchase and sale agreement with Micron for the 810 acres on the west that has gone back and forth in negotiations and terms. The expectation is that the Agency will close in the month of April on the sale of the property for everything that Micron is doing west of Burnet Road.

J. Davis added that this area has been studied under SEQR and it was included in the original Environmental Impact Statement. This allows National Grid to proceed with the infrastructure that has already been reviewed and examined.

R. Petrovich added that the electric is coming across the north side of the parcel and the gas line will come across further south of the parcel.

J. Davis confirmed that the gas line would come out a little further south of Caughdenoy Road and it would be more in line of where the rail spur property is, on the other side of the Micron facility.

Alan Marzullo questioned if the easement displaces any properties.

J. Davis responded that this easement only relates to the final portion of land that is still currently owned by the Agency.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing the execution of an easement in connection with property located at White Pine Commerce Park for facilities to provide electric and gas services." Motion was made by Alan Marzullo, seconded by Mark Muthumbi. Motion was carried.

3. White Pine Science & Technology Park

J. Davis explained that at the previous meeting, the Board declared their intent to be lead agency for SEQR to start the environmental review process for White Pine Science & Technology Park.



Following that meeting, the Agency sent out 30-day notices as is required under SEQRA. 30 days has passed. The Agency received two comments back within the 30-day period. One of those comments was from the NYSDEC.

J. Davis explained that at the last meeting Part I of SEQR was approved and the Board declared the Agency's intent to be lead agency. The resolution before the Board is going to state that OCIDA is lead agency and the Agency has reviewed Part II of SEQR and has determined that there are potentially significant adverse impacts, as a result of the development of the White Pine Science & Technology Park on the 104 acres of land. As a result of the review, the Agency will issue a positive declaration under SEQA and start a Generic Environmental review process. The first step of that process is to go out to scoping, which starts the public process of this review, which is an important step under SEQRA.

There are dual resolutions in front of the Board. The first part being that the Board has reviewed Part II. J. Davis summarized Part II, noting that the consulting firm has reviewed this, identified that there will be impacts to land, ranging from moderate to large, no impacts to geologic features as a result of the development on the site, no unique land forms on the site, there will be impact to service waters, ranging from moderate to large, there will be no impact to groundwater and use of groundwater, there will be public facilities that will be used for water purposes, there could be potential impacts on flooding given the nature of the site that could require modifications to existing drainage patterns, there could be impacts on air depending upon the ultimate development of the site and on the end user of the site, there could be impacts to plants and animals, specifically removal of trees at the site, which were not deemed to be moderate or large, there will not be an impact to agricultural resources, as the property is not being used for farming and is not zoned for that purpose, there could be impact on aesthetic resources, ranging from moderate to large depending on the development, there will not be impact to historic or archaeological resources, and the property is identified in a potentially sensitive area, which the Agency did receive a letter from the NYSDEC stating that, there will be no impact to open space and recreation development, there will be no impact to critical environmental areas, there could be potential impacts on transportation, there could be impacts on energy, there could be impacts on noise, odor, and light, an impact on human health, and the development is consistent with community plans and there could be a change in community character as result of the development of the site given what is there now versus what the development would be.

J. Davis stated that based upon that review of Part II, the Agency's consulting team has recommended that the Agency issues a positive declaration and completes Part III to note that the Agency will do a positive declaration, and that the Agency advances a Draft Scope for public review and comment. That public review and comment will include a public hearing, which is not required, but the Agency would like to conduct a hearing. The recommendation is that the Agency holds a public hearing on April 30, 2026, at the Clay Town Hall from 6:00PM to 8:00PM. The Draft Scope is designed to illicit comment for what should be



studied in the Generic Environmental Impact Statement (EIS) that will ultimately lead to the development of the site. After the Agency receives the comments on the Draft Scope, the Agency will then develop a Final Scope, which will determine what will be studied and be included in the Generic EIS for the development of the White Pine Science & Technology Park. The EIS process will then start with the development of a Draft EIS.

R. Petrovich added that the Agency will be taking a fresh look at the issues that have manifested as part of this internal review. The Agency certainly wants the public's participation in the review and comment of this. A lot of the impacts have been touched on by Micron's larger and fully comprehensive EIS that was completed. Micron was aware of the possibility of this project, so the Agency will incorporate some of that information in the EIS. The Agency will also generate its own data. These steps in the environmental review process are all necessary to prepare the site for supply chain. The goal of this will be to ensure that the site can handle what is being proposed.

Cydney Johnson questioned if there was a study on the land before the Micron EIS was completed.

J. Davis responded that on the main campus there were two Environmental Impact studies done in order to develop White Pine Commerce Park. The original was done and then a supplement was done in 2021 where the Park was expanded from 300 acres to the current 1,400 acres. There were two Generic Impact Statements done and then a full site-specific EIS done, focused on Micron. Referring to R. Petrovich's previous comment, the traffic study in Micron's EIS included a potential development at White Pine Science & Technology Park and assigned a certain amount of traffic that could come out of the development.

J. Davis explained that the Agency's job will be to take from some of what has been done already but also to take a look at site-specific GEIS for the White Pine Science & Technology Park.

J. Davis added that the NYSDOT FHWA is doing their own EIS on the specific improvements that they will implement, which was recommended under the Micron EIS. The Draft Scope lays out certain study areas for the Agency, which the Agency will consult NYSDOT FHWA, as they're in a process right now that will be parallel.

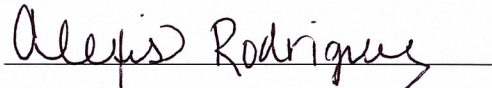
Randy Wolken read the Agency action requested, "A resolution of the Board designating OCIDA as lead agency with respect to a coordinated review and determining to issue a Positive Declaration pursuant to the State Environmental Quality Review Act." Motion was made by Cydney Johnson, seconded by Alan Marzullo. Motion was carried.

Randy Wolken read the Agency action requested, "A resolution of the Board finding that the draft Scoping Document is sufficient for public review, opening a thirty-day public comment

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period during which a public hearing will be held on April 30, 2026.” Motion was made by Alan Marzullo, seconded by Mark Muthumbi. Motion was carried.

Motion to adjourn was made by Cydney Johnson and seconded by Alan Marzullo at 8:56 AM.


Alexis Rodriguez, Secretary