



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET • ONGOVED.COM

Regular Meeting Agenda
April 9, 2026

Call to Order the Regular Meeting of the Agency

- A. Approval of Annual Meeting Minutes: March 5, 2026
- B. Approval of Regular Meeting Minutes: March 5, 2026
- C. Treasurer's Report
- D. Payment of Bills
- E. Conflict of Interest

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.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representatives: Charlie Breuer, Twin Ponds HB, LLC, Managing Member
Brody Smith, Twin Ponds HB, LLC, Counsel

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.

Agency Action Requested:

- a. 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.

Representative: Robert Petrovich, Executive Director

3. White Pine Science & Technology Park

Agency Action Requested:

- a. 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.
- b. A resolution of the Board finding that the draft Scoping Document is sufficient for public review, opening a thirty-day public comment period during which a public hearing will be held on April 30, 2026.

Representative: Jeffrey Davis, Agency Counsel

Adjourn



**Annual Meeting Minutes
March 5, 2026**

An Annual meeting of the Onondaga County Industrial Development Agency was held on Thursday, March 5, 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
Elizabeth Dreyfuss
Leslie English
Alan Marzullo
Mark Muthumbi

ABSENT:

Cydney Johnson
Garard Grannell

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Office of Economic Development
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel

Approval of Meeting Minutes: March 6, 2025

Upon motion by Alan Marzullo, seconded by Elizabeth Dreyfuss, the Board approved the Annual meeting minutes of March 6, 2025. Motion was carried.

Action Items:

1. Board Appointments

Randy Wolken read the Agency Action requested, "A resolution of the Board appointing Elizabeth Dreyfuss as Vice Chair." Motion was made by Leslie English, seconded by Mark Muthumbi. Motion was carried.

2. Slate of Board Members for the 2026 Agency Fiscal Year

Randy Wolken, Chair
Elizabeth Dreyfuss, Vice Chair
Leslie English
Cydne Johnson
Garard Grannell
Alan Marzullo
Mark Muthumbi

The Slate of Board Members was reviewed.

3. Slate of Committee Members for the 2026 Agency Fiscal Year

Audit Committee

Leslie English, Chair
Cydne Johnson
Alan Marzullo

Governance Committee

Elizabeth Dreyfuss, Chair
Garard Grannell
Randy Wolken

Finance Committee

Randy Wolken, Chair
Elizabeth Dreyfuss
Mark Muthumbi

The Slate of Committee Members was reviewed.

4. 2025 Internal Controls Report

Alexis Rodriguez noted to the Board that per the Authority's Budget Office (ABO), the Agency is required to have an Internal Controls Report to measure how the Agency has done throughout the current year.

A. Rodriguez advised that the Agency staff believes that they have met all the requirements in the report adequately.

Randy Wolken read the Agency Action requested, "A resolution of the Board to approve the Agency's 2025 Internal Controls Report." Motion was made by Alan Marzullo, seconded by Elizabeth Dreyfuss. Motion was carried.

5. 2025 Operations & Accomplishments Report

A. Rodriguez noted that this report explains what the Agency has done in 2025 regarding projects that are currently pending, projects that have closed, ongoing developments, and outreach.

Randy Wolken commented that it was a busy year.

Randy Wolken read the Agency Action requested, “A resolution of the Board to approve the Agency’s 2025 Operations & Accomplishments Report.” Motion was made by Leslie English, seconded by Elizabeth Dreyfuss. Motion was carried.

6. 2025 Performance Measurement Report

A. Rodriguez noted that this report lays out the performance goals of the Agency for 2025 and how they were met. The report also includes the public meetings held for the year.

Randy Wolken commented that the Agency was highly successful.

Randy Wolken read the Agency Action requested, “A resolution of the Board to approve the Agency’s 2025 Performance Measurement Report.” Motion was made by Mark Muthumbi, seconded by Alan Marzullo. Motion was carried.

7. 2025 Real Property Report

A. Rodriguez noted that the ABO requires the Agency to generate a report of the properties that the Agency owns. A. Rodriguez advised that the majority of properties that the Agency owns are on the White Pine Commerce Park, and there are a few properties on Hiawatha Blvd. that are the Roth Steel site.

Randy Wolken read the Agency Action requested, “A resolution of the Board to approve the Agency’s 2025 Real Property Report.” Motion was made by Alan Marzullo, seconded by Leslie English. Motion was carried.

Motion to adjourn was made by Elizabeth Dreyfuss and seconded by Alan Marzullo at 8:35 AM.

Alexis Rodriguez, Secretary



**Regular Meeting Minutes
March 5, 2026**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, March 5, 2026, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Randy Wolken called the meeting to order at 8:41 AM with the following in attendance:

PRESENT:

Randy Wolken
Elizabeth Dreyfuss
Alan Marzullo
Mark Muthumbi
Leslie English

ABSENT:

Cydney Johnson
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
Amanda Fitzgerald, Esq., Agency Counsel
Mike Lisson, Agency Auditor
Brianah Lane, Agency Auditor
Patrick Rock, Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation
(via Zoom)

Approval of Meeting Minutes: December 11, 2025

Upon motion by Elizabeth Dreyfuss, seconded by Leslie English, the Board approved the Regular meeting minutes of December 11, 2025. Motion was carried.

Approval of Meeting Minutes: January 8, 2026

Upon motion by Alan Marzullo, seconded by Leslie English, the Board approved the Regular meeting minutes of January 8, 2026. Motion was carried.

Treasurer's Report:

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

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

Payment of Bills:

Nate Stevens gave a brief overview of the Payment of Bills.

N. Stevens highlighted the PILOT payments totaling over \$7 million to local municipalities.

Robert Petrovich affirmed that \$7.85 million is significant to highlight.

Upon motion by Elizabeth Dreyfuss, seconded by Leslie English, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. 2025 Agency Audit

R. Petrovich noted that the Audit Committee had made a recommendation to accept the 2025 Agency Audit.

Randy Wolken read the Agency action requested, "A resolution of the Board approving the 2025 Audit of the Agency." Motion was made by Elizabeth Dreyfuss, seconded by Alan Marzullo. Motion was carried.

2. Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation (Project #3101-25-07A)

The applicant is proposing to construct 65 mixed-income housing units on approximately 8 acres of currently vacant land in the Village of Jordan. The project includes a community room, fitness area, supporting housing services, offices, and laundry facilities.

Jeffrey Davis explained that this project had been put before the Board previously and the application was accepted and a public hearing was authorized. While doing the Agency's review, Agency counsel noticed that at the local level, they conducted an uncoordinated SEQR review, meaning that the Agency was not a part of the review. He explained that in order for the Board to act, the Agency needs to do its own SEQR determination. In doing so,



the Agency has concluded that it is a Type I Action under SEQR, requiring a coordinated review of the agencies that have not already looked at the review.

J. Davis advised that the action in front of the Board is one to declare the Agency's intent to be Lead Agency under SEQR. If the action is approved, notices would be sent to all other involved agencies. They will have 30 days to respond if they agree with OCIDA being Lead Agency. After this, OCIDA will be able to move forward with a SEQR determination that all other involved agencies will be bound by.

R. Petrovich noted for the Board's edification that there was a public hearing held, and the project will need to come before the Board again for the approval of benefits.

Mark Muthumbi questioned whether the feedback from the public hearing is pertinent to this action.

R. Petrovich explained that the Agency understands that there is a communication breakdown between the Applicant and the localities (School District, Town, and Village). His understanding is that the Applicant and the localities are engaging currently and working through the issues to better understand the project. In addition to that, the Agency staff is working through the issues regarding the incentives. The Agency has not determined a final incentive proposal yet. The Agency is encouraging the Applicant to engage with the localities to help them understand the incentives proposed and why they're needed.

Mark Muthumbi noted that there seemed to be general support for the project, but there was concern over the transparency of communication.

J. Davis stated that it's important to note that the project has already been approved at the local level and received zoning approval prior to the submission of an OCIDA application.

Amanda Fitzgerald noted that the Applicant could procedurally continue with the proposed project by zoning standards, but they submitted an application to the Agency stating that but for the benefits, the project could not move forward.

Randy Wolken read the Agency action requested of, "A resolution of the Board declaring the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review." Motion was made by Mark Muthumbi, seconded by Elizabeth Dreyfuss. Motion was carried.

3. White Pine Science & Technology Park EAF

R. Petrovich explained that this item is relating to property that the Agency owns, the White Pine Science & Technology Park, which is directly south of the Micron campus at the

intersection of Rt. 31 and Caughdenoy Rd. The property is the southeast corner that is roughly 106 acres. He stated that the Agency is looking to develop the site in support of the Micron project in order to enhance the ability of supply chain companies to locate proximal to the Micron campus.

R. Petrovich advised that this action would be the first step of being able to advance the site for environmental review under SEQR, which is necessary to advance the development of the site for supply chain companies. The Agency has completed an EAF that has been proposed to the Board. The Agency needs approval of the proposed EAF in order to keep the process moving forward.

J. Davis noted that this action will involve the Agency declaring their intent to be Lead Agency for a Type I coordinated review under SEQR. The first step is to send out notices to all the interested and involved agencies that have been identified in the EAF. If the Board approves this action, the notices will be sent out and those agencies will have 30 days to respond.

Randy Wolken read the Agency action requested, “A resolution of the Board declaring the project a Type I action under SEQRA and the Agency’s intent to be Lead Agency for a coordinated environmental review.” Motion was made by Alan Marzullo, seconded by Leslie English. Motion was carried.

4. Town of Dewitt Real Property Purchase and Development Request for Proposals

The Agency is proposing to issue a request for proposals for the purchase and development of the certain real property in the Town of Dewitt.

R. Petrovich noted that the Agency took an assignment of the OHB Redev contract before the end of 2025, and just closed on the contract with the County earlier in the week.

R. Petrovich stated the only outstanding issues that remain for this property are associated with the Macy’s parcel that is owned by Benderson Development, which the Agency is currently working towards acquiring by the Eminent Domain Procedure Law.

R. Petrovich noted that now that the landscape has changed with Micron’s groundbreaking, the Agency believes that this property is prime for redevelopment as the County Executive stated in the news that morning. The hope is that not only will elements of the OHB Redev

concept advance, but also light manufacturing, office, and supply chain related activities that will complement the area.

R. Petrovich advised that the Agency staff has briefed the Board thoroughly on the RFP and the Agency will be finalizing the proposal following the meeting.

R. Petrovich noted that the final version of the RFP will not be substantially different from the one that was reviewed with the Board members previously, noting only minor changes made. The RFP will be released on Monday.

R. Petrovich stated that the Agency is excited about this opportunity to advance the development of the site. He advised that he's hopeful that the Agency will receive good responses and the Board will reconvene in the next couple of months to make a recommendation and award a contract.

Elizabeth Dreyfuss commented that this has been a long process and it's exciting getting to this stage. She noted that the community will appreciate the movement forward.

R. Petrovich pointed out that Elizabeth Dreyfuss has been here for every part of this redevelopment.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing the issuance of a request for proposals for the purchase and development of certain real property in the Town of Dewitt." Motion was made by Elizabeth Dreyfuss, seconded by Alan Marzullo. Motion was carried.

5. Micron New York Semiconductor Manufacturing LLC (Project #3101-23-07A)

Micron New York Semiconductor Manufacturing LLC is requesting an extension of the termination date of their sales and use tax exemption.

R. Petrovich advised that the Board took an action in November to grant a four-year time term for the sales and use tax benefit that was approved for the Micron project. One of the things that has come out of the communications of the Agency and Micron is that getting Fabs 1 & 2 online will take approximately 9-10 years. As a result of that, Micron has requested that the term of the sales and use tax benefit be extended out to that time horizon.

R. Petrovich stated that under consultation with counsel and research with the ABO, this is not an issue, as Micron is not asking for an increase in the benefit amount. He recalled that this is not an uncommon action for the Board to grant these extensions.

R. Petrovich noted that his recommendation to the Board is to grant this extension in support of the project.

Randy Wolken commented that he finds this request to be very reasonable.

J. Davis noted that this time schedule aligns with the construction schedule that was laid out in their original application that was approved by the Board. This action would be aligning the application and the benefits that were approved at the time with that schedule.

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing an extension of the sales and use tax exemption of Micron New York Semiconductor Manufacturing LLC.” Motion was made by Alan Marzullo, seconded by Mark Muthumbi. Motion was carried.

6. Review and Acceptance of the Agency’s Policies and Bylaws

- 1. Defense and Indemnification Policy*
- 2. Whiteblower Policy*
- 3. Credit and Loan Policy*
- 4. Code of Ethics and Conflict of Interest Policy*
- 5. Compensation, Reimbursement and Attendance Policy*
- 6. Local Access Policy*
- 7. Investment Policy*
- 8. Travel Policy*
- 9. Procurement Policy*
- 10. Property Disposition Policy*
- 11. Real Property Acquisition Policy*

Alexis Rodriguez noted that as discussed in the Governance Committee meeting, the policies were revised in January 2025, and since then no changes have been made.

Randy Wolken read the Agency action requested of “A resolution of the Board accepting the Agency’s policies and bylaws.” Motion was made by Elizabeth Dreyfuss, seconded by Leslie English. Motion was carried.

7. Review and Acceptance of Committee Charters

A. Rodriguez noted that no changes have been made to the Charters.

Randy Wolken read the Agency action requested of “A resolution of the Board accepting the Governance and Audit Committee Charters.” Motion was made by Alan Marzullo, seconded by Elizabeth Dreyfuss. Motion was carried.



8. Executive Session

J. Davis requested to enter into Executive Session for the purpose of discussing proposed acquisitions or sale of real property.

Motion to enter Executive Session was made by Leslie English, seconded by Alan Marzullo.

Motion to come out of Executive Session was made by Elizabeth Dreyfuss, seconded by Alan Marzullo.

Motion to adjourn was made by Alan Marzullo and seconded by Elizabeth Dreyfuss at 9:18 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

March 31, 2026

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	60,657	10,817,937
Administrative Expense	70,526	212,644
Operating/Program Expense	121,120	387,538
Net Ordinary Income	(130,989)	10,217,755

Current Assets	Current YTD
Total Cash	18,923,421
Less Pass Through Received	-
Net Cash	18,923,421

Statement of Activity

Onondaga County Industrial Development Agency

March 1-31, 2026

	TOTAL
Revenue	
500 Operating Revenue	
2410 Lease Income	12,073.64
Total for 500 Operating Revenue	\$12,073.64
501 Non-Operating Revenue	
2401 Interest Income	48,582.93
Total for 501 Non-Operating Revenue	\$48,582.93
534 Pilot & Pass Thru Revenue	
529 PILOT Income	36,441.12
Total for 534 Pilot & Pass Thru Revenue	\$36,441.12
550 WPCP Pass Thru Revenue	127,451.11
Total for Revenue	\$224,548.80
Gross Profit	\$224,548.80
Expenditures	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	6,000.00
Total for 6406 Other Professional Services	\$6,000.00
6407 Administrative Expense	70,525.90
6409 Conference Attendance	2,477.47
6410 Office Expense	260.34
6411 Memberships / Sponsorships	7,175.00
6414 Marketing	12,243.00
Total for 6400 Operating Expense	\$98,681.71
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	1,367.50
6480 Roth Legal	30.00
Total for 6450 Barclay Damon	\$1,397.50
Total for 6440 Legal Fees	\$1,397.50
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	15,773.91
6510.7 WPCP Marketing	1,659.74
Total for 6510 White Pine Commerce Park	\$17,433.65
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	33,690.71
Total for 6530 800 Hiawatha Blvd. West	\$33,690.71
6540 3649 Erie Blvd E	
6540.5 Legal	24,687.00
Total for 6540 3649 Erie Blvd E	\$24,687.00
Total for 6500 Agency Program Expenses	\$75,811.36

Statement of Activity

Onondaga County Industrial Development Agency

March 1-31, 2026

	TOTAL
6514 White Pine Science & Technology Park	
6514.2 Engineering	11,399.00
Total for 6514 White Pine Science & Technology Park	\$11,399.00
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	\$1,060,659.90
6607 Micron - Pass Thru	1,062.50
Total for 6605 Pilot & Pass Thru Expenses	\$1,061,722.40
Total for 6600 Non-Operating Expenses	\$1,061,722.40
6610 WPCP Pass Thru Expenses	
6610.6 Barton & Loguidice	4,356.00
Total for 6610 WPCP Pass Thru Expenses	\$4,356.00
Total for Expenditures	\$1,253,367.97
Net Operating Revenue	-\$1,028,819.17
Net Other Revenue	
Net Revenue	-\$1,028,819.17

Statement of Financial Position

Onondaga County Industrial Development Agency

As of Mar 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
200.6 NBT OCIDA Savings	7,505,966.26
200.7 NBT - WPCP Savings	10,020,403.08
200 Cash	\$0.00
200.5 NBT Checking	1,397,051.58
Total for 200 Cash	\$1,397,051.58
Total for Bank Accounts	\$18,923,420.92
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	535,792.54
Total for 380 Accounts Rec.	\$535,792.54
Total for Accounts Receivable	\$535,792.54
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total for 480 Prepaid Expenses	-\$1,473.67
Total for Other Current Assets	-\$1,473.67
Total for Current Assets	\$19,457,739.79
Fixed Assets	
100 Land	
101 White Pines Commerce Park	-\$1,659.44
101.2 WPCP Legal	9,177.00
101.3 Engineering Services	\$0.00
101.4 Environmental/Demo Services	110.00
Total for 101.3 Engineering Services	\$110.00
Total for 101 White Pines Commerce Park	\$7,627.56
105 3649 Erie Blvd East	13,615,469.14
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total for 100 Land	\$16,368,494.12
104 Machinery & Equipment	
104.1 Office Furniture	2,076.11
104.2 Equipment	4,589.00
Total for 104 Machinery & Equipment	\$6,665.11
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total for Fixed Assets	\$47,125,844.23

Statement of Financial Position

Onondaga County Industrial Development Agency

As of Mar 31, 2026

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total for Other Assets	\$1,641.76
Total for Assets	\$66,585,225.78
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	4,365.44
Total for Accounts Payable	\$4,365.44
Other Current Liabilities	
600 Accounts Payable	\$0.00
600.1 Due to Related Party - OED	88,010.48
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	\$28,079,656.77
600.31 Accrued Interest - OC Note Payable	3,095,059.00
Total for 600.3 Onondaga County Loan	\$31,174,715.77
600.4 Micron Deposit	244,694.54
Total for 600 Accounts Payable	\$31,507,920.79
Total for Other Current Liabilities	\$31,507,920.79
Total for Current Liabilities	\$31,512,286.23
Long-term Liabilities	
600.5 Onondaga County Loan - Non WPCP	11,075,298.64
Total for Long-term Liabilities	\$11,075,298.64
Total for Liabilities	\$42,587,584.87
Equity	
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
3900 Equity Unreserved	10,678,874.55
Net Income	10,600,098.73
Total for Equity	\$23,997,640.91
Total for Liabilities and Equity	\$66,585,225.78

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #515
April 9, 2026**

GENERAL EXPENSES

1. <u>ONONDAGA COUNTY PLANNING FEDERATION*</u> 2026 Planning Symposium	\$ 340.00
2. <u>MACNY, THE MANUFACTURERS ASSOCIATION**</u> 2025 Membership	\$ 1,175.00
3. <u>ONONDAGA COUNTY TREASURER***</u> Purchase of Tax Parcel #063.-01-02.3	\$ 2,501,849.32
4. <u>BARTON & LOGUIDICE</u> WPSTP - Inv #160118	\$ 2,660.50
5. <u>LOVELL AND ASSOCIATES</u> March 2026 Consulting	\$ 3,000.00
6. <u>SELECTIVE</u> Insurance - 3649 Erie Blvd	\$ 41,402.50
7. <u>HAYLOR FREYER & COON, INC.</u> Insurance - 3649 Erie Blvd	\$ 93,375.00
8. <u>BARCLAY DAMON LLP</u> OCIDA - Shoppingtown - Inv #5383633	\$ 23,138.44
9. <u>BARCLAY DAMON LLP</u> WPSTP - Inv #5383635	\$ 1,816.50
10. <u>BARCLAY DAMON LLP</u> Retained Corporate & Public Finance Matters - Inv #5383636	\$ 810.00
9. <u>BARCLAY DAMON LLP</u> Site 31 - Inv #5383639	\$ 1,461.00
10. <u>BARCLAY DAMON LLP</u> Micron Retained OCIDA Support - Inv #5383631	\$ 2,335.00
11. <u>BARCLAY DAMON LLP</u> Micron - EDPL Utility Easements - Inv #5383634	\$ 152.50
12. <u>BARCLAY DAMON LLP</u> Neighbors for a Better Micron - Inv #5383630	\$ 39,642.00
13. <u>NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL</u> Conference Registration	\$ 2,300.00
14. <u>ONONDAGA COUNTY WATER AUTHORITY</u> 8538 Caughdenoy Road	\$ 52.31
15. <u>LEONARD RAUCH</u> Conference Expenses	\$ 676.38
16. <u>ROBET PETROVICH</u> Mileage Reimbursement	\$ 192.85
17. <u>Robert Schoeneck</u> Conference Expense	\$ 56.00
TOTAL	\$ 2,716,435.30

*Ratification of check dated 3/11/2026

**Ratification of check dated 3/12/2026

***Ratification of check dated 4/1/2026

PAYMENT OF BILLS - SCHEDULE #515
April 9, 2026

	<u>PILOT Payments</u>	
1. <u>ONONDAGA COUNTY*</u>		\$ 56,808.99
2026 PILOT Payment		
2. <u>TOWN OF CICERO*</u>		\$ 65,935.55
2026 PILOT Payment		
3. <u>NORTH SYRACUSE CSD*</u>		<u>\$ 229,544.80</u>
2026 PILOT Payment		
	TOTAL:	\$ 352,289.34

*Ratification of Checks dated 3/30/2026

OCIDA
ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

4/7/2026

Project:	Twin Ponds HB, LLC	Project Number:	3101-25-02A
Location:	Manlius	School District:	Fayetteville-Manlius CSD
		Project Type:	Housing
Tax Parcel(s):	086.-02-06.1	Village:	N/A

Total Project Cost:	\$	114,813,168		8. Total Jobs	7
Land Acquisition	\$	-		8A. Job Retention	0
Site Work/Demo	\$	7,876,505		8B: Job Creation	7
Building Construction & Renovation	\$	94,860,561		(Next 5 Years)	
Furniture & Fixtures	\$	650,000			
Equipment	\$	-			
Project Soft Cost	\$	11,426,102			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$8,645,954
Sales Tax Abatement	\$4,800,000
Mortgage Tax Abatement	\$641,519
Property Tax Relief (PILOT)	\$3,204,435
Community Investment	\$126,814,235
PILOT Payments	\$2,972,710
Project Salaries and Benefits Estimated (10 yrs)	\$2,934,157
Construction Benefit Estimate	\$6,094,200
Total Project Cost	\$114,813,168

Investment:Abatement Ratio 14.67 :1

Project Description

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.

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Twin Ponds HB, LLC

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 583,000
Projected investment					\$ 94,860,561
OCIDA estimate of increase in value					\$ 20,274,500
OCIDA estimated value after project is completed					\$ 20,857,500
Taxes that would have been collected if the project did not occur					\$ 172,661
Scheduled PILOT payments					\$ 2,972,710

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,737	\$ 2,520	\$ 11,511	\$ -	\$ 15,769	\$ 564,137	\$ 548,369
2	90%	\$ 7,934	\$ 11,510	\$ 52,573	\$ -	\$ 72,018	\$ 575,420	\$ 503,402
3	80%	\$ 14,378	\$ 20,858	\$ 95,274	\$ -	\$ 130,510	\$ 586,928	\$ 456,418
4	70%	\$ 21,077	\$ 30,576	\$ 139,661	\$ -	\$ 191,314	\$ 598,667	\$ 407,353
5	60%	\$ 28,037	\$ 40,674	\$ 185,785	\$ -	\$ 254,497	\$ 610,640	\$ 356,143
6	50%	\$ 35,268	\$ 51,164	\$ 233,699	\$ -	\$ 320,131	\$ 622,853	\$ 302,722
7	40%	\$ 42,777	\$ 62,057	\$ 283,455	\$ -	\$ 388,289	\$ 635,310	\$ 247,021
8	30%	\$ 50,572	\$ 73,366	\$ 335,108	\$ -	\$ 459,045	\$ 648,016	\$ 188,971
9	20%	\$ 58,662	\$ 85,102	\$ 388,713	\$ -	\$ 532,476	\$ 660,977	\$ 128,500
10	10%	\$ 67,055	\$ 97,278	\$ 444,328	\$ -	\$ 608,661	\$ 674,196	\$ 65,535
TOTAL		\$ 327,496	\$ 475,107	\$ 2,170,107	\$ -	\$ 2,972,710	\$ 6,177,145	\$ 3,204,435

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		2	2	3		
Total Employment Goals	0	2	4	7	7	7

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. A final Application (OCIDA staff reviewed/approved) and associated fees MUST be received at least 10 business days prior to the upcoming Board meeting to be placed on the agenda. A signed application may be submitted by mail and/or electronically in PDF format to Alexis Rodriguez at alexisrodriguez@ongov.net.
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on February 15, 2024.

Submit completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770
alexisrodriguez@ongov.net

Section I: Applicant Information

Submittal Date: April 3, 2026

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: Twin Ponds HB, LLC
Applicant/Project Operator Address: PO Box 515, Syracuse NY 13205
Phone: 315-476-7917 Fax: 315-476-7910
Website: _____ Email: hb@hb1872.build
Federal ID#: 33-2720307 NAICS: _____
State of Incorporation: New York
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): _____
Owner Address: _____
Federal ID#: _____
State of Incorporation: _____
List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

- | | |
|--|---|
| ☐ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☒ Limited Liability Company |
| ☐ Other, explain | |

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Braxton Capital, LLC</u>	<u>100</u>
_____	_____
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100

Estimated % of sales outside Onondaga County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 0

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☒ No ☐ Yes, explain
2. Has any owner or manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

☒ No ☐ Yes, explain (Provide year, project name, benefit description, amounts, address)

E) Individual Completing Application:

Name: Charles F Breuer Title: Manager

Address: PO Box 515 Svracuse, NY 1320 Phone: 315-476-7917

Cell Phone: _____ E-mail: hb@hb1872.build

F) Company Contact (if different from individual completing application):

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Brody Smith

Firm Name: Bond, Schoeneck & King

Address: One Lincoln Center, Syracuse, NY 13202

Phone: 315-218-8225

Cell Phone: _____

Email: smith@bsk.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 5440 N Burdick Street

Legal Address (if different): _____

City: _____ Town: Manlius Village: _____

Zip Code: 13066 School District: Fayetteville-Manlius CSC

Tax Map Parcel ID(s): 086.-02-06.1

Full Market Value: 583,000 Square Footage of Existing Building(s): 1,435

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|---|--|
| ☐ Manufacturing | ☒ Mixed Use |
| ☒ Retail (see Section V) | ☐ Facility of Aging |
| ☒ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

- E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:
- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
 - ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
 - ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
 - ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
 - ☒ (v) describe your method for site control (Own, lease, other).
- F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?
- ☒ No ☐ Yes
- G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.
- H) Local Approvals (Site Plan and Environmental Review)
- Have site plans been submitted to the appropriate town or local planning department?
- ☐ No. When will the plans be submitted? _____ ☒ Yes, what is the status? Approved
- Has the project received site plan approval from the town or local planning board?
- ☐ No, anticipated approval date. _____ ☒ Yes, date 8/26/24
- If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
- b. Has Lead Agency been established? ☐ No ☒ Yes, name of Lead Agency Town of Manlius Pla
- c. Have any environmental issues been identified on the property?
☐ No ☒ Yes, explain

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	0
Site Work/Demo	7,876,505
Building Construction & Renovation	94,860,561
Furniture & Fixtures	650,000
Equipment	
Project Soft Cost	11,426,102
Total Project Cost	114,813,168

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

- | | |
|---|---------------|
| 1. Bank Financing | \$85,535,760 |
| 2. Equity | \$29,277,408 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ |
| 4. Taxable Bond Issuance (if applicable) | \$ |
| 5. Total Sources of Funds for Project Costs | \$114,813,168 |

- | | |
|---|-------------|
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$1,000,000 |
|---|-------------|

-Identify each state and federal grant/credit:

ESD Infrastructure Grant	\$1,000,000
	\$
	\$

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☒ No ☐ Yes, provide number of FTE jobs at the project site _____

If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	140
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll including the benefit cost:	N/A
Average annual growth salary/wage rate (%)	N/A

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Property Manager	65,000	1				
Leasing Sales Assoc	42,000		1			
Maintenance Manager	55,000	1				
Maintenance Foreman	42,000		1			
Retail Manager	40,000			1		
Retail Associate	35,000			1		
Retail Associate	35,000			1		

D) Financial Assistance sought:

☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____

☒ Mortgage Recording Tax Exemption (.75% of mortgage): 641,519

☒ Sales and Use Tax Exemption (4% Local, 4% State): 4,800,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 85,535.760

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 641.519

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$60,000.000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$4,800.000

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☒ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☐ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☐ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☐ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
 - ☐ Yes, please provide copy of the letter.
 - ☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes, please provide copy of the letter.
 - ☐ No
6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located in Housing Exhibit A on the Agency's website. Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

1. Describe the reasons why the Agency’s financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. ([Plan Onondaga](#))
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Hueber Breuer Const (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of April 3, 2026 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: Twin Ponds HB, LLC
Representative for Contract: Charles F Breuer
Address: PO Box 515 City: Syracuse State: NY Zip: 13205
Phone: 315-476-7917 Email: hb@hb1872.build
Project Address: 5440 N Burdick Street City: Fayetteville State: NY Zip: 13066
Signature: _____

General Contractor: Hueber Breuer Construction
Contact Person: Charles F Breuer
Address: PO Box 515 City: Syracuse State: NY Zip: 13205
Phone: 315-476-7917 Email: hb@hb1872.build
Authorized Representative: Charles F Breuer Title: Executive VP
Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

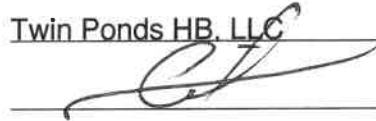
Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy ([UTEP](#)).

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Twin Ponds HB, LLC


Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Charles F Breuer, Manager

Date: April 3, 2026

Section XI: Conflict of Interest

Agency Board Members

Randy Wolken
Elizabeth Dreyfuss
Cydney Johnson
Leslie English
Garard Grannell
Alan Marzullo
Mark Muthumbi

Agency Officers/Staff

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Evan Carter, Assistant Secretary
Robert Schoneck, Assistant Treasurer

Agency Legal Counsel & Auditor

Jeffrey Davis, Esq., Barclay Damon LLP
Amanda Fitzgerald, Esq., Barclay Damon LLP
Michael Lisson, CPA, Grossman St. Amour CPAs, PLLC

The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, 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:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Twin Ponds HB, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Charles F. Breuer, Manager

Date: April 3, 2026

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Charles F Breuer (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the Manager (title) of Twin Ponds HB, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §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 WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §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, 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. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for [ST-340](#) form required in the above referenced employment report.

- E. Housing Reports and Information:** The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- H.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- I.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- J.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

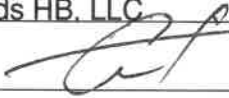
K. The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.

L. Hold Harmless Agreement: Applicant hereby releases Onondaga 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, reconstruction, equipping 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 cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. 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 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 process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Twin Ponds HB, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manager

Date: April 3, 2026

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

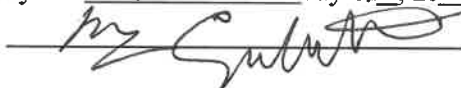
Charles F Brewer

, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of Twin Pond HB, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete


(Signature of Officer)

Subscribed and affirmed to me under penalties of
perjury this 3rd day of April, 2026.



(Notary Public)

WILLIAM LAWLER CAPPELLETTI
Notary Public - State of New York
No. 01CA0017026
Qualified in Onondaga County
My Commission Expires November 28, 2027

End of Application

Rev 2.15.23

OCIDA Application Addendum – Twin Ponds HB, LLC – 04/01/2026

Section I

D) Has the owner/applicant received benefits from OCIDA, SIDA, NYS or OCDC in the past?

Twin Ponds HB, LLC has not received benefits from any of the agencies above in the past. However, Braxton LLC, an owner of Twin Ponds HB, LLC, did receive benefits from OCIDA as an owner of Trey Jay LOSO, LLC in January 2022. The LOSO project is located at 22 Loso Drive, Cicero, NY, 13039 (Formally 6477 Lakeshore Rd). These benefits included a \$2,500,000 sales tax exemption and a \$353,000 mortgage tax exemption.

Section II

D) A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.

The development of 5440 North Burdick Street, Tax Parcel No. 086.-02-06.1 (the “Property”) will not proceed without financial assistance from OCIDA because of the pressure from the current financial environment and increased material and labor cost.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:

Twin Ponds HB LLC is a single purpose LLC which currently owns the property and seeks to construct a residential community consisting of residential dwelling units, commercial tenant space and recreational areas (the “Project”). We anticipate construction beginning by the fourth quarter of 2026. The Project will include a clubhouse, amenity areas for recreation, roadways, parking areas, landscaping, and utilities. Ten percent of the units will be workforce housing.

The project will include approximately 309 residential units, made up of a mix of one, two and three-bedroom units. All but five of the apartments will be located in three modern five story buildings. A single two and three-story mixed-use building will also be constructed that will house five apartments on the second and third floors and approximately 5,700 square feet of commercial space on the ground floor.

Specific project amenities will include a well-equipped fitness center within the clubhouse. Near the pond there will also be separate enclosed areas accommodating both a children’s play area and a dog park. The pond will feature a new dock which can be used to fish or launch non-motorized watercraft such as kayaks for pleasure boating. Adjacent to the pond residents will also find a covered pavilion for outdoor picnics and entertaining alongside the water.

Also, both the Town and Village of Manlius support the creation of a pedestrian bridge over neighboring Limestone Creek. This would allow future access from the property directly to the New York State Erie Canalway Trail. The Canalway is a significant nearby amenity offering

outdoor enthusiasts the ability to walk, bike and run hundreds of miles all across Upstate NY! Funding for this connection is not yet in place.

The Manlius Town Board has stated that there is currently an urgent need for more apartment units in the community. Apartments are needed to accommodate new workers, young people and seniors who desire to age in place. Notwithstanding the urgent need for apartments in Manlius, development patterns and previous zoning regulations have blocked needed development in the past.

The Property represents a unique opportunity to develop land that is situated in a particularly desirable location in terms of proximity to existing infrastructure, services and employment. The location of the site is ideal for the development of apartments and the Project will result in much needed infill, as it is surrounded by retail, senior housing and medical office space.

Very little additional infrastructure is needed to advance the Project. The Property is also uniquely suited to accommodate new apartments because it is not situated near any existing single-family dwellings. Put simply, the introduction of additional residential density can be accomplished without disrupting the character of any existing single-family neighborhoods.

The Project has the potential to provide much needed outdoor recreation space while offering pedestrian connections between the Village of Fayetteville, Northeast Medical Center and Fayetteville Town Center. The Project includes extensive sidewalks and walking trails around the perimeter of the pond and along Burdick Street. This system of trails and sidewalks will provide much needed pedestrian connections to neighboring properties now and in the future.

The Manlius Town Board has expressed its support for this Project by overlaying a floating zone (approving a district plan for this Project) where previously this type of development would have otherwise been prohibited by code. More recently, the Town Planning Board provided a unanimous SEQRA Negative Declaration and Unanimous Site Plan approval for the project. This development is needed and desired by the community and will provide needed housing in an area where there is presently a lack of multi-family housing. Further, the District Plan includes provisions for workforce housing and housing for persons with special physical needs.

(i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;

Twin Ponds HB, LLC is a single purpose entity created to own and manage the mixed-use and residential development on the proposed site.

(ii) Size of project

- Multi Family Dwellings – 469,970 SF
 - o 87,460 SF of Covered Parking
 - o 369,240 Common Areas and Dwelling
- Club House – 5,400 SF
- Mixed Use Building – 16,880 SF
 - o Retail / Office 5,700 SF
 - o Dwelling Units – 11,180 SF

- Detached Garages - 13,270 SF

(iii) the size of the lot upon which the Project sits or is to be constructed;

The lot size is approximately 54.85 Acres

(iv) the current use of the site and the intended use of the site upon completion of the Project;

The current property consists of vacant land which was previously used as a quarry and includes one large pond and 3 Vacant Houses. The intended use of the property is as a multi-family residential complex containing 309 Residential Units, associated support buildings such as maintenance and tenant garages, a club house, below ground and surface parking and a small retail/office component.

(v) describe your method for site control (Own, lease, other).

The applicant currently owns the property.

G) any compelling circumstances the agency should be aware of...

H.1.c Have any environmental issues been identified on the property?

A small petroleum spill was identified during the environmental review of the project. The affected area is next to one of the existing structures and covers approximately 2,000 square feet. The affected area will be remediated as part of the project.

Section VII: Four Housing Projects Only

NEW UTEP Questions

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}

Because of the current lending environment and increased construction costs, the project will not proceed without agency assistance. If the project is not provided assistance the amount of rent necessary to meet the financial requirements will be well in excess of current market rates. Consequently, we will be unable to secure the loan necessary to proceed.

2. Describe how the proposed housing project fulfills an unmet need in the community.

Twin Ponds fulfills an unmet need of market and workforce housing in the Eastern Suburbs. As shown by the market study, there is currently very little available supply.

3. Please provide a market study documenting a need for the proposed project.

A Market study provided by Robert Smith is attached.

4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. (Plan Onondaga)

One of the core objectives of the County's 2024 Comprehensive Plan is to support "affordable, attractive and efficient housing and neighborhoods to retain and attract future residents".

We believe the development of the Twin Ponds housing complex directly aligns with this objective. The Plan notes that since the Great Recession (2007-2009) there has been a shortfall in the construction of single-family homes and a steeper decline in the development of "starter homes". It adds, "although there has been a subsequent increase in the number of apartment units constructed over this same time period, there remains a shortage of units overall."

Continuing it states, "today's housing needs have changed dramatically due in large part to fewer households with children, few married households and an aging population overall. There is an increasing demand for apartments and attached units on small lots in more walkable neighborhoods for example. Shifts in household size, makeup, lifestyle preference, declining willingness or ability to own a home and available inventory have led to an increase in demand for apartment units over detached owner-occupied homes."

The project will create approximately 309 new apartment units on an unutilized, former quarry in the Town of Manlius. The units will be comprised of one, two and three-bedroom apartments offering wide flexibility for differing family types. Further the site is conveniently located in close proximity to existing shopping, restaurants and a large medical complex allowing residents to easily walk to these locations. In addition to having access to a large pond allowing on site water access the property is conveniently located alongside the Erie Canal Trailway path. These characteristics meet both the lifestyle and walkability goals for new projects outlined in the Plan.

We believe Twin Ponds meets the objectives outlined in the Plan by simultaneously creating a new housing option and doing so in a manner consistent with the characteristics described in the Plan.

5. Is the Project considered infill in a populated area? If yes, please explain.

The project is located on an unutilized, former quarry, in the Town of Manlius and is the quintessential definition of an infill project. Located near existing shopping, restaurants and a large medical complex allowing. Infilling a large portion of land between various developments along Burdick Street.

6. Is there additional infrastructure necessary to service the project? If yes, please explain.

There are no significant additional infrastructure requirements for the project to proceed. Sewer, water, power and roads are all located adjacent to the property.

7. Is the project a part of a larger mixed-use development? If yes, please describe.

No. It is a multi-family housing complex complimented by a small 5,700 sq. ft. commercial space.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Twin Ponds Residential Community		
Project Location (describe, and attach a general location map): 5440 Burdick Street, Manlius NY		
Brief Description of Proposed Action (include purpose or need): The proposed action is for the development of a Residential Community consisting of residential dwelling units, commercial/mixed use tenants, and recreational / open space areas. The development will include new residential and mixed use buildings, along with a clubhouse and amenity areas for recreation. The project will construct necessary driveways, parking areas, landscaping, and site utilities to serve the proposed development.		
Name of Applicant/Sponsor: Twin Ponds HB, LLC	Telephone: 315-476-7917	
	E-Mail: cbreuer@hb1872.build	
Address: PO Box 515		
City/PO: Syracuse	State: NY	Zip Code: 13205-0515
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board - PUD District Plan	Approved Nov 2023
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Site Plan Review	March 2024
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	OCIDA, SOCPA, OCDOT	April 2024
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDEC Stormwater Permit	May 2024
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Approved Planned Unit Development (PUD) District Plan - Twin Ponds PUD

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Fayetteville-Manlius School District

b. What police or other public protection forces serve the project site?

Town of Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?

Town of Manlius Fire Department

d. What parks serve the project site?

Town of Manlius Parks Department

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and Mixed-Use (commercial)

b. a. Total acreage of the site of the proposed action? 54 +/- acres

b. Total acreage to be physically disturbed? 16.7 +/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 54 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	304 dwelling units
At completion of all phases	_____	_____	_____	--

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 2 ii. Dimensions (in feet) of largest proposed structure: _____ 30 height; _____ 60 width; and _____ 130 length iii. Approximate extent of building space to be heated or cooled: _____ minimum of 7,800 SF square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
*general site grading / excavations	
If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 68,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Extension of public water main to service the proposed buildings
- Source(s) of supply for the district: OCWA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 68,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Meadowbrook-Limestone
- Name of district: Meadowbrook-Limestone
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend ☒ Randomly between hours of <u>7am-9am</u> to <u>4pm-6pm</u>. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>zero</u> Proposed <u>569</u> Net increase/decrease <u>+ 569</u> iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>new site access off North Burdick Street with signal improvement.</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No *residential mixed use project If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7am-7pm</u> • Saturday: <u>---</u> • Sunday: <u>----</u> • Holidays: <u>-----</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>commercial businesses 7am-9pm</u> • Saturday: <u>commercial businesses 7am-9pm</u> • Sunday: <u>commercial businesses 7am-9pm</u> • Holidays: <u>-----</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7am-7pm</u> • Saturday: <u>---</u> • Sunday: <u>----</u> • Holidays: <u>-----</u>	ii. During Operations: • Monday - Friday: <u>commercial businesses 7am-9pm</u> • Saturday: <u>commercial businesses 7am-9pm</u> • Sunday: <u>commercial businesses 7am-9pm</u> • Holidays: <u>-----</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Typical construction equipment (loaders, truck, excavators) during construction hours 7am-7pm</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>typical parking lot and building mounted area lighting</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	*Residential mixed use project
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	*Residential mixed use project

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses.			
i. Check all uses that occur on, adjoining and near the project site.			
☐ Urban	☐ Industrial	☒ Commercial	☒ Residential (suburban)
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other (specify): _____
ii. If mix of uses, generally describe:			
Commercial Fayetteville Towne Center, Medical Facility, and residential apartments			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	9.0	+ 8.5
• Forested	0.0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	28.5	20	-8.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	25	25	0.0
• Wetlands (freshwater or tidal)	0.0		
• Non-vegetated (bare rock, earth or fill)	0.0		
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____ _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ 40 feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Cazenovia Silt Loam	5.0 %
Gravel pit	29.0 %
surface water	66.0 %
d. What is the average depth to the water table on the project site? Average: _____ > 30ft feet	
e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 75 % of site ☒ 10-15%: _____ 15 % of site ☒ 15% or greater: _____ 10 % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>899-222</u>	Classification <u>C</u>
• Lakes or Ponds: Name <u>899-224.3</u>	Classification <u>C</u>
• Wetlands: Name <u>Federal waters, NYS wetlands</u>	Approximate Size <u>907 acres</u>
• Wetland No. (if regulated by DEC) <u>_SYE-22</u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☒ Yes ☐ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ <u>Limestone creek lower and minor tributaries - Pathogens, dissolved oxygen / oxygen demand, aesthetics.</u>	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No	
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ squirrels, deer, birds _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ northern long-eared bat _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Eligible property: Limestone Creek aqueduct & crossover bridge</u> iii. Brief description of attributes on which listing is based: <u>Old Erie Canal State Historic Park listing related to Recreation, Landscape Architecture, and historic engineering features.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Erie Canal Trail</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State trail</u> iii. Distance between project and resource: _____ 0.5 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

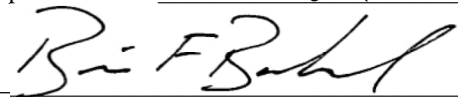
Attach any additional information which may be needed to clarify your project.

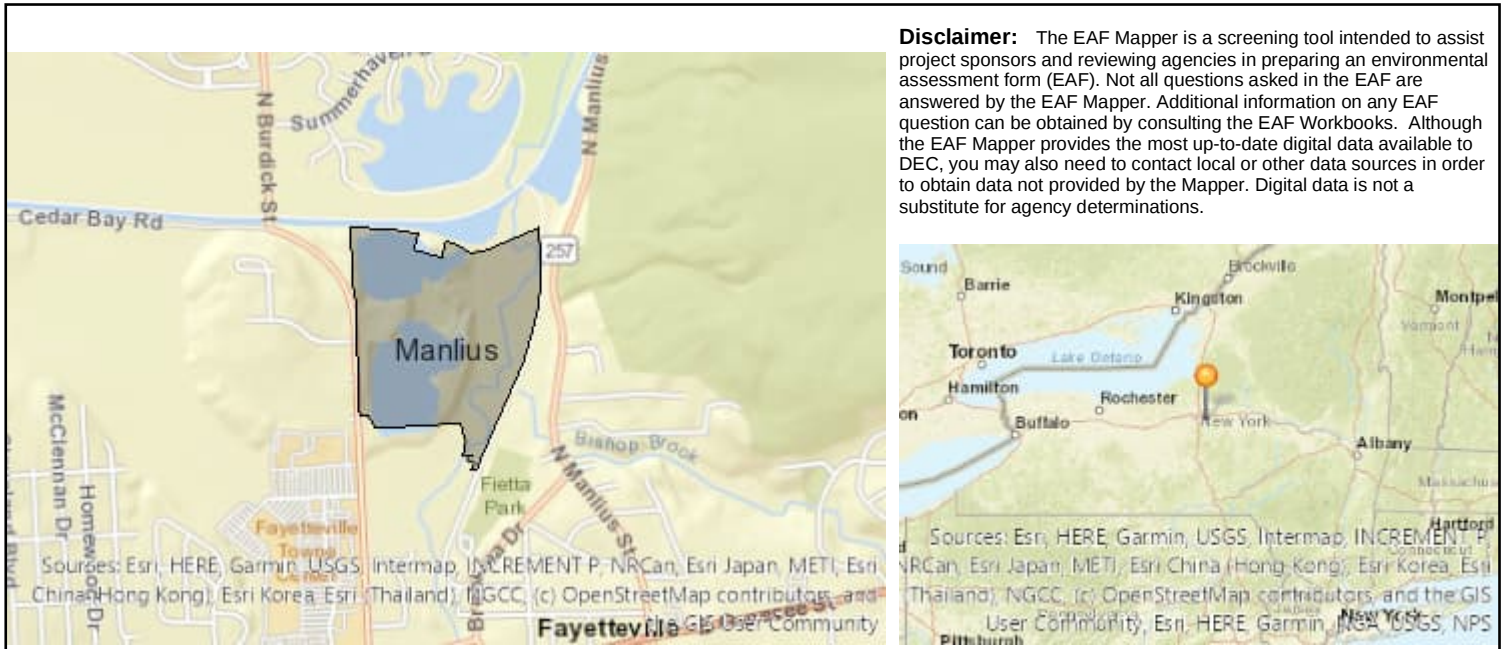
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting Inc (c/o Brian Bouchard) Date 3/25/24

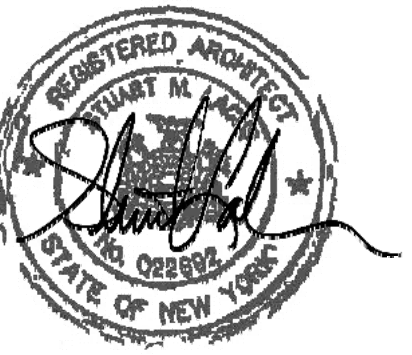
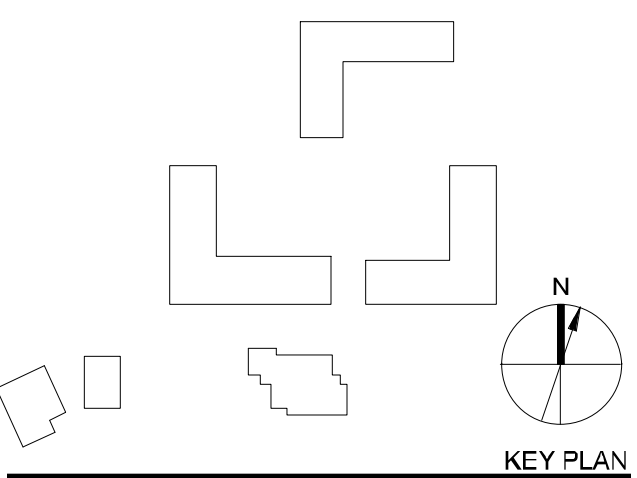
Signature  Title Project Engineer



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-222
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Lake/Pond Name]	899-224.3
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):892.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SYE-22
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Limestone Creek, Lower, and minor tribs – Pathogens;D.O./Oxygen Demand;Aesthetics – Recreation;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:LIMESTONE CREEK AQUEDUCT & CROSSOVER BRIDGE
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

[illegible]SEAL

**PERKINS —
EASTMAN**
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7400
F. +1 203 251 7474

Owner:
HEUBER-BREUER CONSTRUCTION COMPANY
148 BERWYN AVENUE SYRACUSE NY 13210

Civil / Site:
CHA CONSULTING, INC.
300 SOUTH STATE STREET SYRACUSE NY 13202

Structural:
PALUCCI ENGINEERING PC
225 GREENFIELD PARKWAY LIVERPOOL NY 13088

Mechanical, Electrical & Plumbing:
ARGUS ENGINEERING, PLLC
200 BOSS ROAD SYRACUSE NY 13211

PROJECT TITLE:

TWIN PONDS
MULTIFAMILY
DEVELOPMENT

5440 NORTH BURDICK STREET
MANLIUS, NY

PROJECT No: 106030

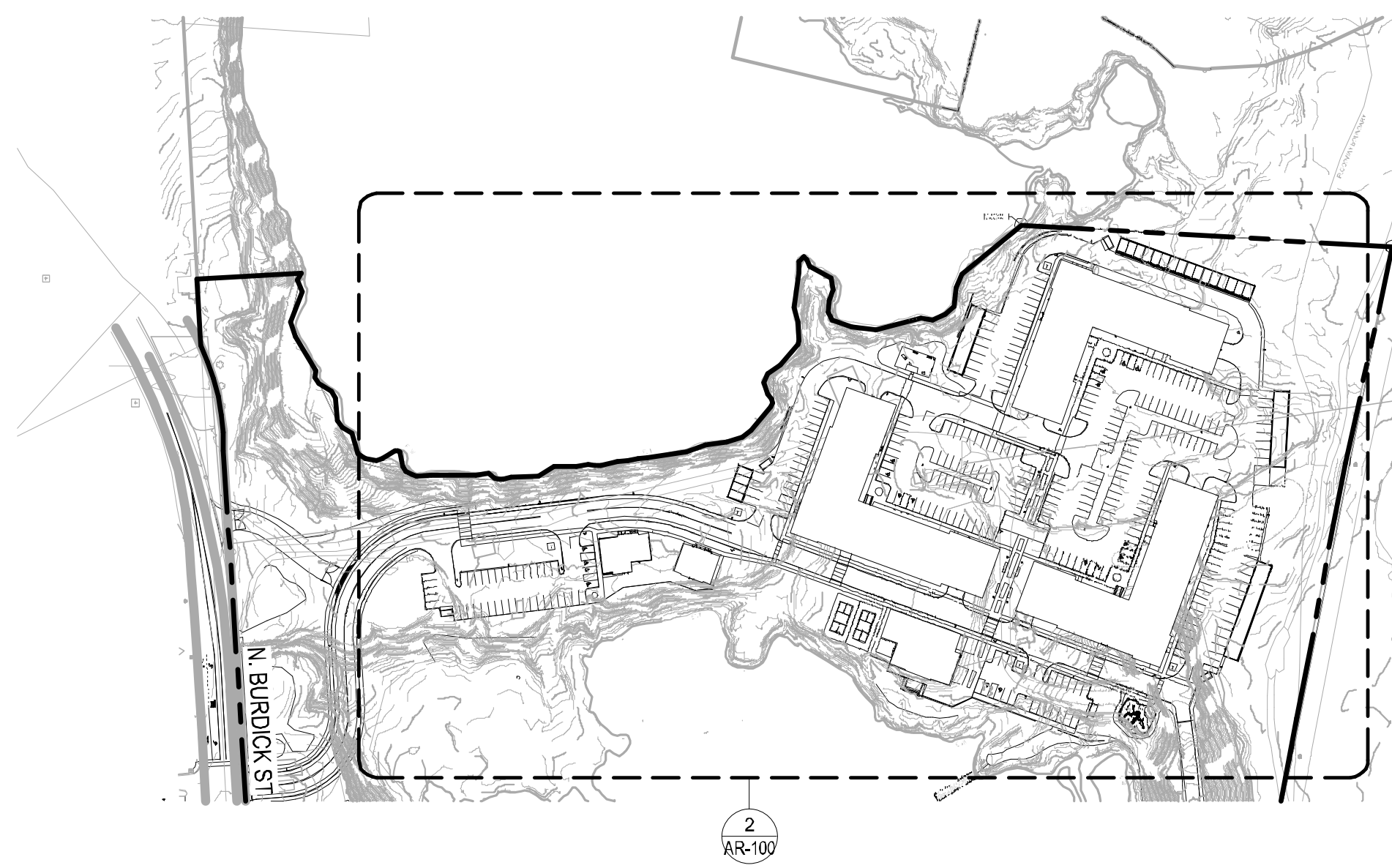
DRAWING TITLE:

ARCHITECTURAL SITE PLAN

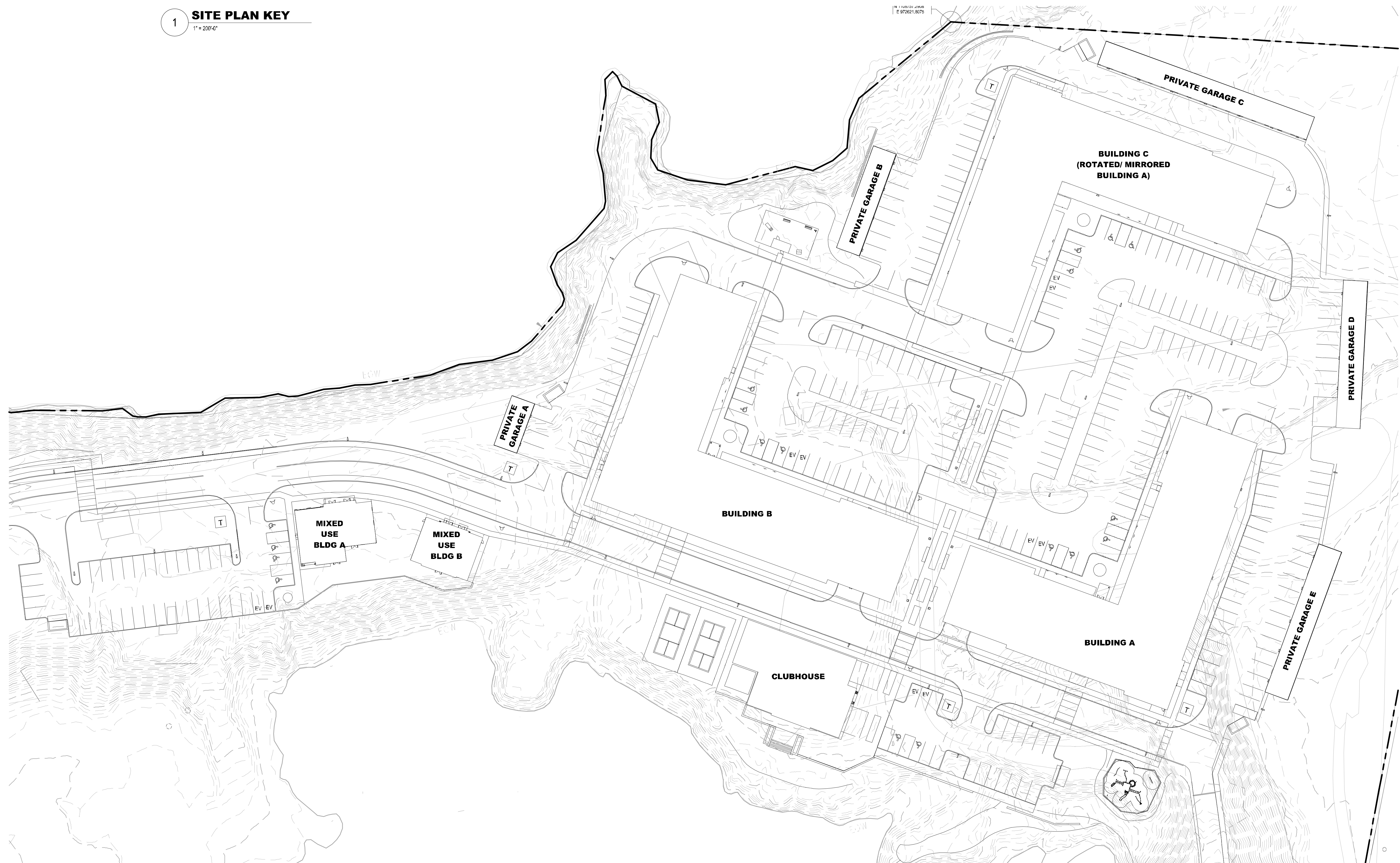
AR-100

SITE PLAN SUBMISSION

10/29/2025



1 SITE PLAN KEY
1" = 200'-0"



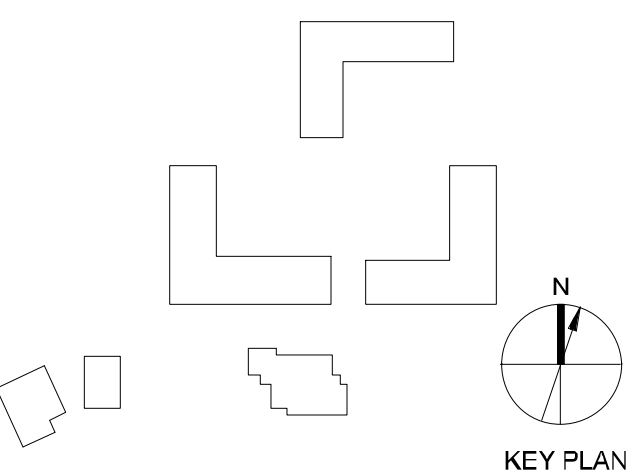
2 **ARCHITECTURAL SITE PLAN (ENLARGED)**
1" = 40'-0"

[illegible]

VIEW OF CLUBHOUSE



VIEW OF BUILDING A & B AND CLUBHOUSE FROM LAKE

REAL

**PERKINS —
EASTMAN**

677 Washington Blvd.
Suite 101
Stamford, CT 06901
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Mechanical, Electrical & Plumbing
ARGUS ENGINEERING, PLLC
200 BOSS ROAD SYRACUSE NY 13211



VIEW OF MIXED USE BUILDINGS FROM WATER FRONT



TYPICAL RESIDENTIAL ELEVATION

PROJECT TITLE:

TWIN PONDS MULTIFAMILY DEVELOPMENT

5440 NORTH BURDICK STREET
MANLIUS, NY

PROJECT No 106030

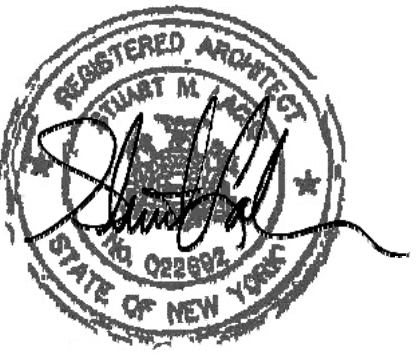
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3D VIEWS

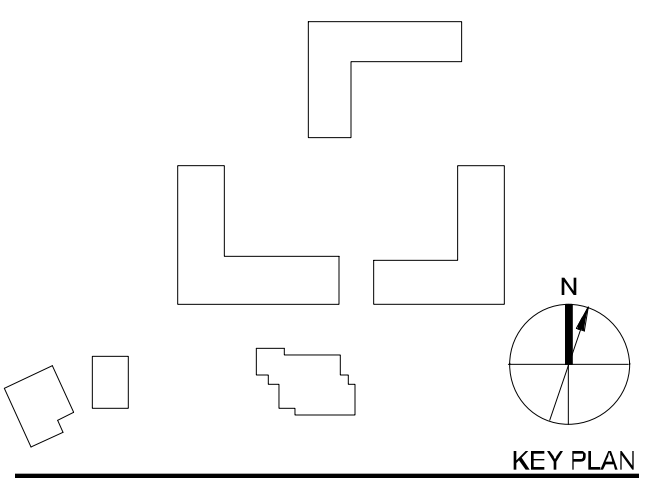
AR-208

SITE PLAN SUBMISSION

10/29/2025

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SEAL



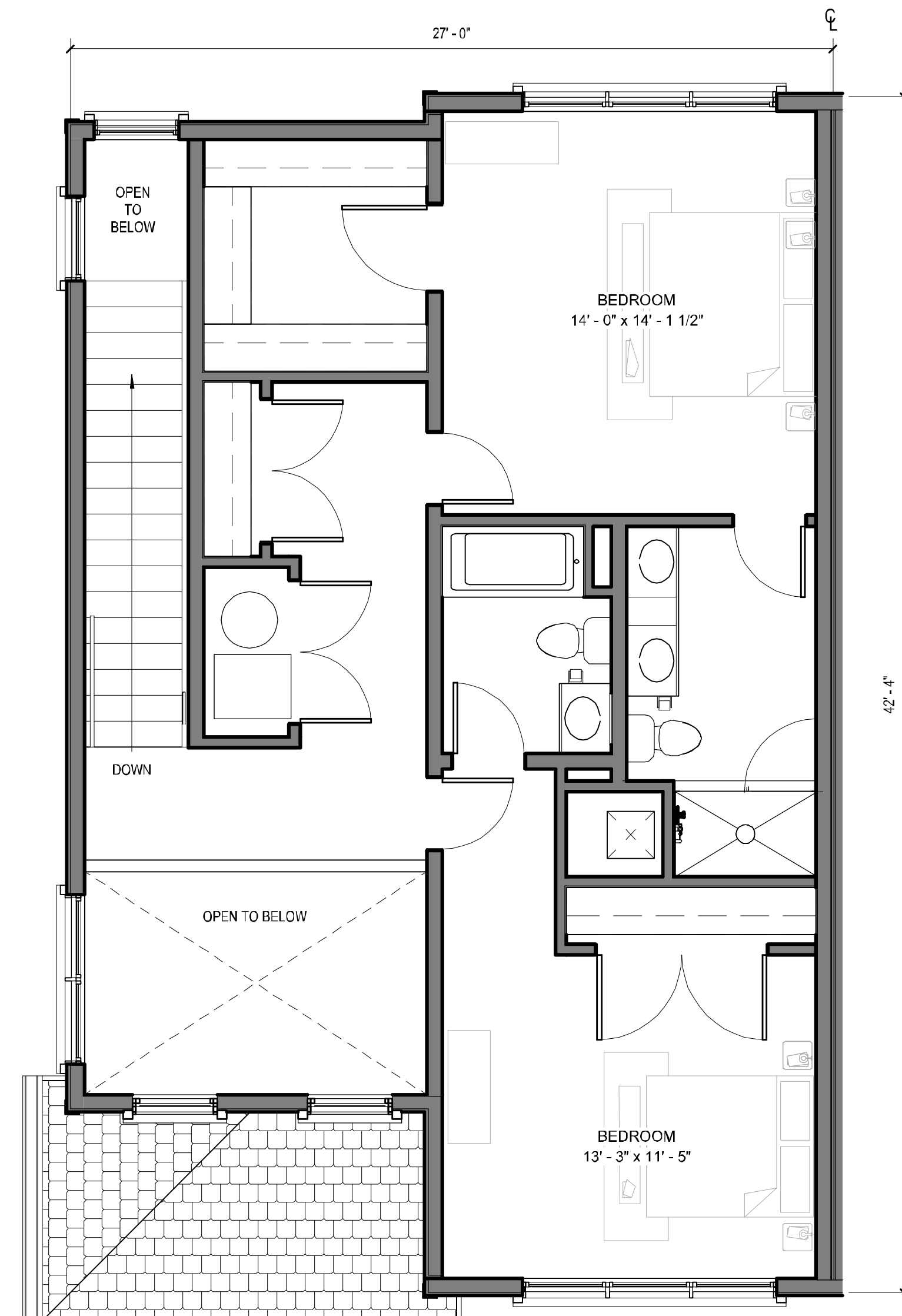
**PERKINS —
EASTMAN**
677 Washington Blvd.
Suite 101
Stamford, CT 06901
T. +1 203 251 7490
F. +1 203 251 7474

Owner:
HEUBER-BREUER CONSTRUCTION COMPANY
148 BERWYN AVENUE SYRACUSE NY 13210

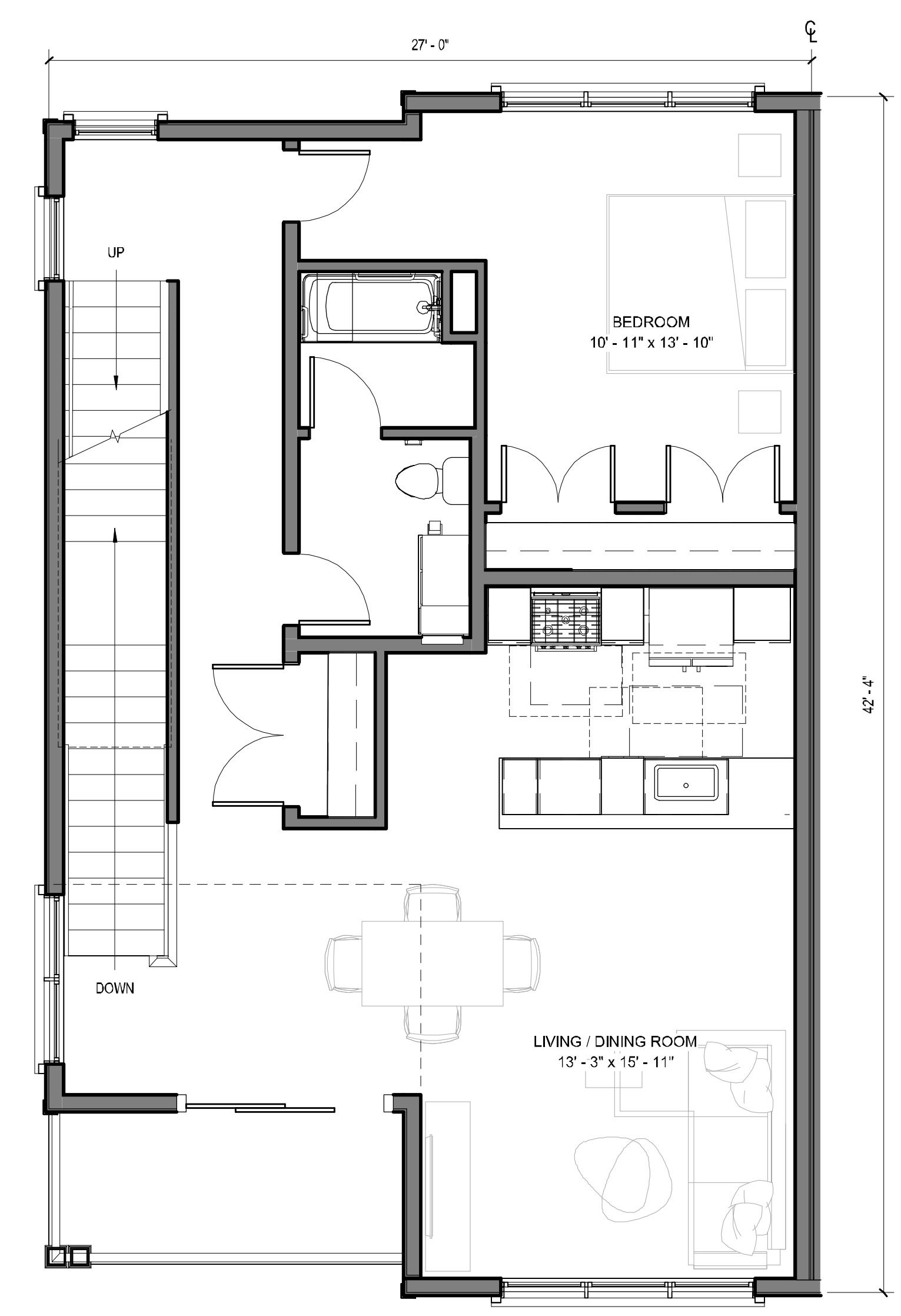
Civil / Site:
CHA CONSULTING, INC.
300 SOUTH STATE STREET SYRACUSE NY 13202

Structural:
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225 GREENFIELD PARKWAY LIVERPOOL NY 13088

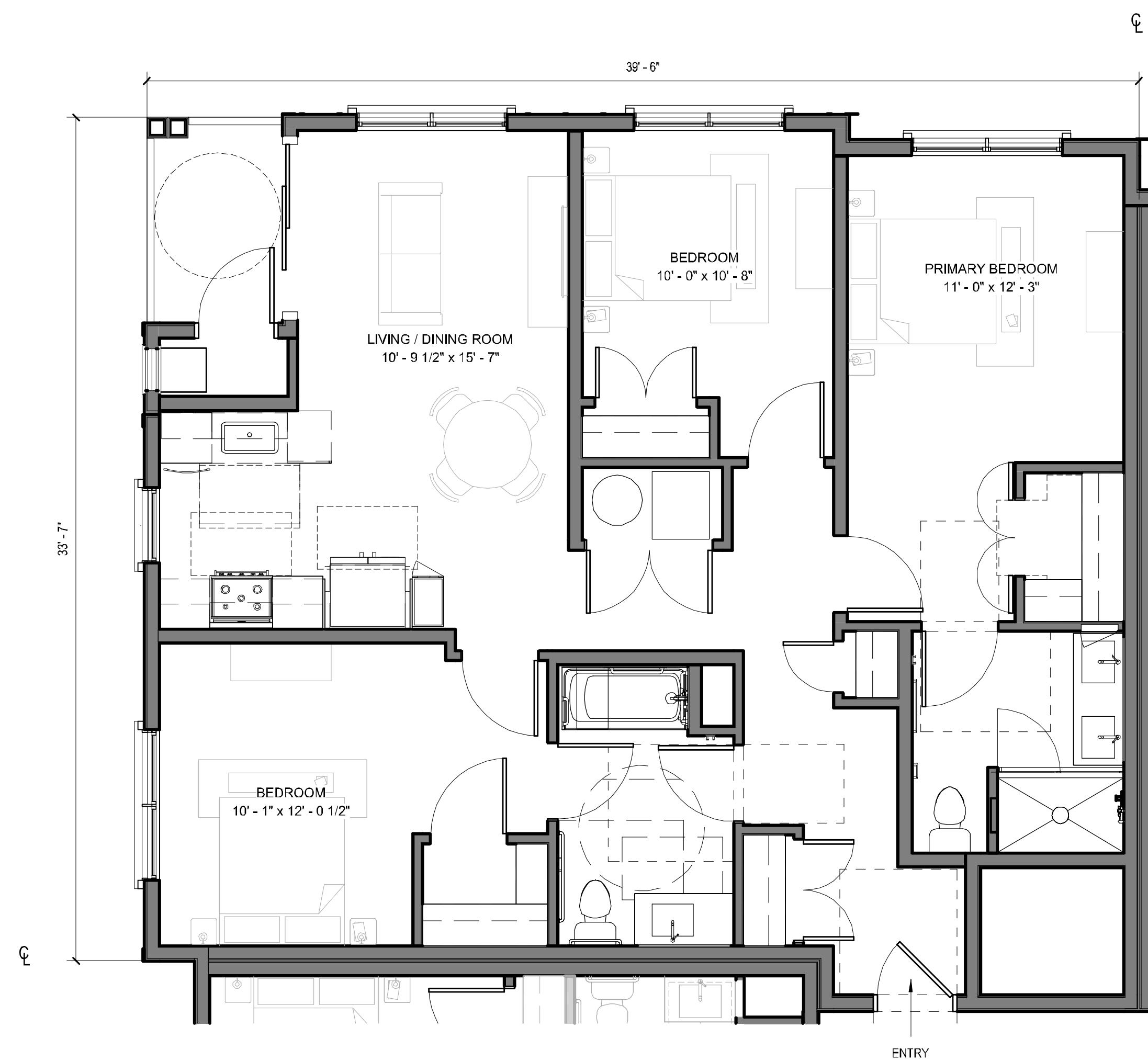
Mechanical, Electrical & Plumbing:
ARGUS ENGINEERING, PLLC
200 BOSS ROAD SYRACUSE NY 13211



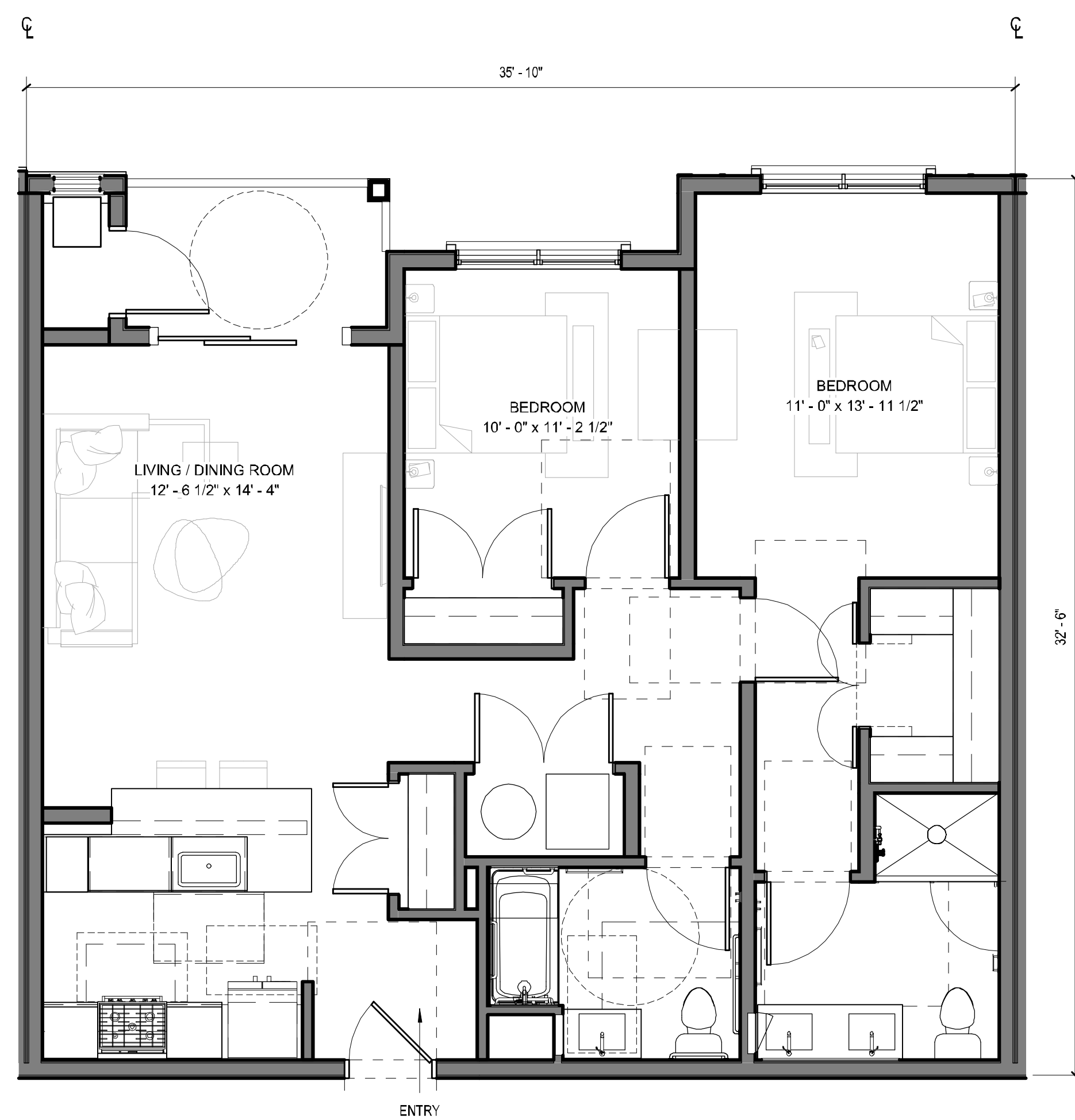
4 ENLARGED DUPLEX UPPER LEVEL PLAN



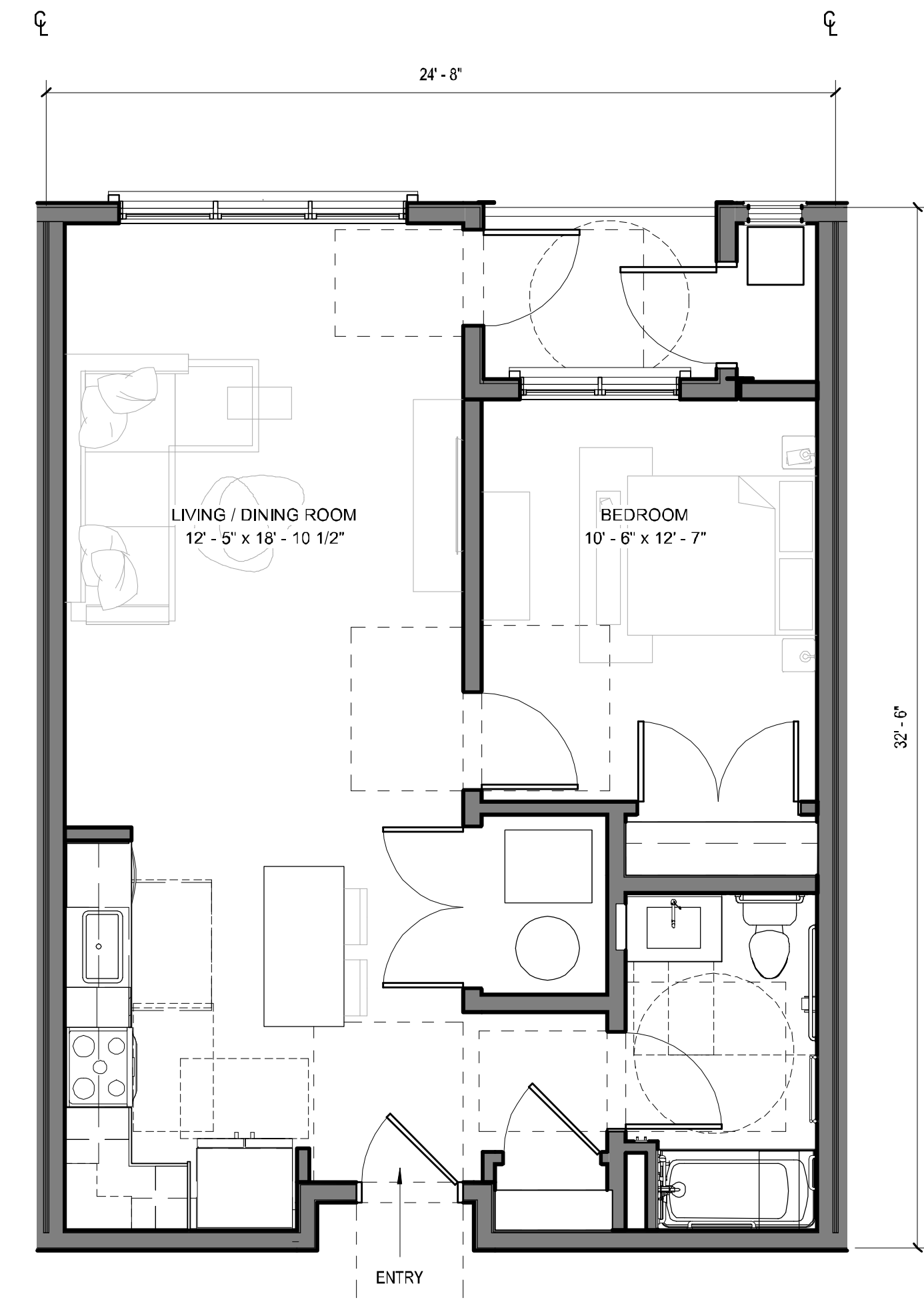
3 **ENLARGED DUPLEX LOWER LEVEL PLAN**
1/4" = 1'-0"



2 ENLARGED 3 BEDROOM PLAN
1/4" = 1'-0" **1250 SF**



6 ENLARGED 2 BEDROOM PLAN
1/4" = 1'-0" **1060 SF**



1 ENLARGED 1 BEDROOM PLAN
1/4" = 1'-0" **730 SF**

PROJECT TITLE: _____

TWIN PONDS MULTIFAMILY DEVELOPMENT

5440 NORTH BURDICK STREET
MANLIUS, NY

PROJECT No: 106030

DRAWING TITLE:

**ENLARGED UNIT
PLANS**

AR-421

SITE PLAN SUBMISSION

10/29/2025



Report on the Housing Shortage in Onondaga County

January 25, 2024

The ongoing housing shortage in Onondaga County and the City of Syracuse impacts economic development significantly. Limited housing availability can stifle population growth, deter new businesses from expanding or locating here, and strain existing infrastructure. Rising housing costs may push residents to seek more affordable living outside the area, reducing the local labor pool. This shortage can also hinder efforts to attract and retain talent, essential for economic expansion and innovation. Addressing this challenge is crucial for sustainable economic development and community well-being throughout the county and the region.

The author of this report, Robert Smith, is a Licensed New York State Real Estate Broker with 30 years experience in the Onondaga County housing market including residential resale, new construction, and development. In addition, Mr. Smith served for 15 years on the Town of Cicero Planning Board for many of those years as the board's Chair. Mr. Smith is a Member of the Greater Syracuse Association of REALTORS®. Mr. Smith is a NYS Licensed Real Estate Instructor and owns a New York State Licensed Real Estate School in Syracuse, New York training real estate agents, brokers, appraisers, and assessors. His experience in the Onondaga County housing market and planning has afforded him a unique understanding of that housing market.

Author's Contact Information: bob@pccsy.com Office: 315-432-1045 Cell: 315-415-1574

Housing Market

	Manlius	DeWitt	Cicero	Onondaga County
Days On Market (Average) January 2022	19	16	15	15
Days On Market (Average) December 2023	10	11	11	12

Shows to Pending (Average) January 2022	14	17	16	16
Shows to Pending (Average) December 2023	15	19	17	17

Months' Supply January 2022	1.1	0.8	0.6	1
Months' Supply December 2023	1	0.6	1	0.8

Sales Price (Median) January 2022	\$260,00	\$243,50	\$221,00	\$217,000
Sales Price (Median) December 2023	\$295,00	\$265,00	\$246,00	\$241,550
Sales Price Increase Jan 2022 to Dec 2023:	\$35,000	\$21,500	\$25,000	\$24,550
As a Percentage:	13.46%	8.83%	11.31%	11.31%

Homes for Sale January 2022	41	12	21	268
Homes for Sale December 2023	26	8	20	198
	-36.59%	-33.33%	-4.76%	-26.12%

Information obtained from the **Central New York Information Service, Inc (CNYIS)** the Multiple Listing Service of the **Greater Syracuse Association of REALTORS®**. Data encompasses single family homes, townhouses, and condominiums (Resale & New Construction) priced \$150,000 to \$499,999.

The current inventory of available homes for sale has been steadily declining over the last several years and 2022 and 2023 are no exception. Today, a shortage of affordable housing in Onondaga County remains at crisis levels. Homeownership remains out of reach for many Onondaga County residents, as well as potential residents. The current median price of resale homes in Onondaga County, NY (New York), as of December 2023, was \$241,550. Over the two-year period, January 2022 to December 2023, Onondaga County saw single family home prices increase by 11.3%. At the same time, the supply of homes for sale fell below one month in Onondaga County. Housing economists track the balance of supply and demand with a metric of “months” supply of homes for sale. It considers current inventory, replacement rate and disappearance rate. **A six-month supply of homes for sale is widely recognized as a healthy market.** As of December 2023, Onondaga County had **3.5 week** of supply. In September of 2014 the county posted a 6.3 month supply, in September of 2018 a 2.8 month supply, and in September of 2022 at 1.2 month supply.

New Construction

Building Permits – Syracuse MSA

Column1	Total Permits	1 Unit	2 Unit	3-4 Unit	5 or More Units	# of Structures
2000	1,739	1,424	38	70	207	10
2005	1,646	1,445	30	20	151	19
2010	1,139	826	6	12	295	8
2015	1,194	615	4	19	556	29
2016	1,370	634	10	4	772	55
2017	1,159	557	0	0	602	13
2018	738	570	2	19	147	5
2019	757	538	6	7	206	7
2020	777	523	52	4	198	5
2021	693	537	6	7	143	7
2022	580	466	22	0	92	3
2023*	526	478	0	3	45	9

**Preliminary Numbers. Data from United States Census Bureau Historic Permits by Metropolitan Statistical Area.*

The Syracuse MSA includes the central county of Onondaga (where the city of Syracuse is located) and also encompasses the neighboring counties of Oswego and Madison.

An adage in the real estate industry says, when facing an inventory shortage, “you cannot sell your way out, you build your way out”. In this unique housing market home builders alone do not appear able to build out of the current deepening and long-lasting crisis. This is due to the fact that developing new communities is not a short-term endeavor as homebuilders face significant challenges including:

Land Availability and Costs: Finding suitable and affordable land for new developments can be difficult, especially in urban areas where space is limited, and land prices are high. There is a significant shortage of approved building lots available. In addition, some communities with the most buildable land are resistant to development.

Regulatory Hurdles: Navigating the complex web of building codes, zoning laws, permits, and environmental regulations can be time-consuming and costly. NIMBY’s have become adept at using the SEQRA and local approval processes to cause delays and sometimes make projects unviable.

Financing Challenges: Securing financing for new construction projects can be challenging, especially in uncertain economic times. Lenders have stringent requirements and charge higher interest rates for construction loans. Any delay in construction costs the homebuilder significantly more in finance charges.

Material Costs and Supply Chain Issues: The cost of building materials including lumber, steel, concrete, and other components can fluctuate significantly, impacting budgets. Additionally, supply chain disruptions can lead to delays in obtaining necessary materials. Developers can face significant delays in getting utilities (National Grid) to their developments which then adds cost and delays deliveries.

Labor Shortages: The construction industry often faces labor shortages, particularly in skilled trades. This can both delay projects and increase labor costs.

Apartment Shortage

	Immediate		February 1st		March 1st	
	1 Bdrm	2 Bdrm	1 Bdrm	2 Bdrm	1 Bdrm	2 Bdrm
Available Apartments (East Suburbs)	0	0	3	2	0	2
Available Apartments (Northern Suburbs)	6	6	5	3	3	1

On January 25, 2024, we contacted 14 apartment complexes in the eastern suburbs (Fayetteville, Manlius. Minoa and East Syracuse) and found none with availability. Most of the complexes advised they already had waiting lists for possible vacancy in February and March. To verify our findings, we contacted 20 apartment complexes in the northern suburbs representing 3,147 units. These results mirrored what we had discovered in the eastern suburbs. Previously, a study we conducted on October 4, 2022, of the northern suburbs found that only 4 units were available for immediate rental. A study we conducted in May of 2021 found that only 9 units were available for immediate rental. Three studies, over several years all yielding similar findings indicate that current apartment stock cannot offer a solution to our housing crisis. One advantage with apartment construction is that it can happen more quickly than single family home construction. Apartment construction meets the County's desire for higher density housing. Higher density housing has less impact on community infrastructure and resources. Construction of high-density housing projects should be encouraged and assisted whenever possible as it provides the quickest solution for lessening the impacts of the current crisis, thus helping spur on economic development. The development of market rate apartments can provide more immediate relief as developers and home builders continue to gear up to address the housing crisis. It is important for local government to recognize that developers and builders of apartments face the same challenges as builders of single-family communities and endeavor to create support to fill this vital need.

Conclusion

Since our last study the housing crisis in Onondaga County has only deepened. There is insufficient availability of housing to meet the needs of the current residents of the County, much less those looking to relocate here. The housing crisis is not unique to our region, in fact it extends across the entire country to varying degrees. A confluence of factors has impacted the housing market overall. Very few housing developments have been approved in recent years; there is a shortage of shovel ready residential building lots; there has been a dramatic increase in the cost of building materials; there is an ongoing shortage of skilled labor; and there are historically low inventories of resale homes. Each factor has contributed to the current crisis. If not addressed a prolonged housing crisis will stifle economic development. This, in turn, will result in the loss of our most prized asset - our residents - as people are forced to move to outside our region to find housing. The development of apartment complexes will provide the most immediate, although limited path, to relief from the crisis. Projects like the one proposed by Heuber-Breuer Construction should be encouraged and assisted. The application for benefits deserves careful consideration by OCIDA as the agency itself has acknowledged the deepening housing crisis and its resulting impact on economic development. Today's housing challenges compel us to evaluate housing projects from a new perspective in response to changing market dynamics.