



**Regular Meeting Minutes
November 13, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, November 13, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:30 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Elizabeth Dreyfuss
Cydney Johnson
Leslie English

ABSENT:

Fanny Villarreal
Garard Grannell

ALSO PRESENT:

Robert M. 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
Sarah Spencer, Esq., Agency Counsel
Joe Goethe, Cameron Hinsdale, LLC

Approval of Meeting Minutes: October 23, 2025

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the Regular meeting minutes of October 23, 2025. Motion was carried.

Approval of Meeting Minutes: November 7, 2025

Upon motion by Susan Stanczyk, seconded by Cydney Johnson, the Board approved the Special meeting minutes of November 7, 2025. Motion was carried.



Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of October 2025.

Upon motion by Elizabeth Dreyfuss, seconded by Cydney Johnson, the Board approved the Treasurer's Report. Motion was carried.

Payment of Bills:

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

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

Action Items:

1. Cameron Hinsdale, LLC (Project #3101-25-05A)

The applicant is proposing to construct a mixed-use residential building/s consisting of roughly 175 units and a total of roughly 50,000 sq. ft. of commercial space in the Town of Camillus.

Joe Goethe explained that the Applicant is proposing a mixed-use project, directly across the street from Township 5 on Hinsdale Road. He noted that the project aligns with Plan Onondaga, as well as the pro-housing community of Camillus.

J. Goethe noted that the project is receiving a PUD (planned unit development) for the project to make it mixed-use, which fits into the comprehensive plan of Camillus. The project is taking place on 20 acres, mostly owned by the Christ Community Church of the Nazarene, which is currently religiously exempt from property taxes. The five parcels directly across from Township 5 on Hinsdale Road will also be part of the proposed project and PUD.

J. Goethe noted that the original project was approximately 170 multi-family apartments consisting of 30-35 townhouses, and one- or two-bedroom apartments. The project has now increased the units from 170 to 232 and the retail component has been reduced.

J. Goethe noted that the Applicant has increased the number of workforce units to 46 (20%).

J. Goethe advised that they will be putting in a town road, off-site infrastructure, an interchange in between Township 5 and this project, and pedestrian walkways, to ensure that the project aligns with Plan Onondaga's identification of an emerging center.

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

J. Goethe explained to the Board that they're looking for a negative declaration to move forward with the PUD. The Town (of Camillus) is going to take an action and has had public hearings at the last three meetings. The Town plans on closing the public hearing and making this a PUD zone change on November 25th and will recommend it back to the planning board for planning discussions.

J. Goethe noted that there were few issues received from Agency letters. J. Goethe noted that County DOT (Marty Voss) provided a response on November 12.

J. Goethe noted that Gordon Stansbury has done a traffic study and advised that the change in the scope from 170 units to 232 units will improve the overall traffic issues because it will reduce it due to the commercial aspect of the project.

Susan Stanczyk asked if the 20 acres being acquired from the church, that are currently tax exempt, will eventually go back on the tax rolls.

J. Goethe responded yes.

S. Stanczyk inquired how much of the units are workforce housing.

J. Goethe responded that there will be 20% workforce housing.

S. Stanczyk asked if the retail portion has been reduced since the original plan.

J. Goethe confirmed that the retail portion of the project has been reduced.

Patrick Hogan asked if the AMI for the workforce housing is 80%.

J. Goethe confirmed that the AMI is 80%.

R. Petrovich noted to the Board that the action put forth today is for SEQR. The Agency staff is currently vetting the application and there is no proposal that has been put forward yet for any incentives.

Sarah Spencer advised that her team at Bond Schoeneck & King was tasked with the environmental review for this project.

S. Spencer advised that no other Agency can take action on the project until the SEQR review is complete.

S. Spencer noted that the Agency received an application in August 2025 and determined that a coordinated review must be conducted. At the September 11 meeting, the Agency adopted

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

a resolution with its intent to serve as lead Agency, preliminarily classifying the project as a Type I action under SEQR. Following that meeting, Bond Schoeneck & King sent coordination letters to all potentially involved and interested agencies, requesting comment, sharing the project details, and Part I of the Environmental Assessment Form (EAF). The agencies had 30 days to respond with comments, consent for the Agency to act as lead Agency, or opposition to that role.

S. Spencer noted that the Agency received letters from NYS DOT and Onondaga County DOT, Department of Environmental Conservation (DEC), Office of Parks and Recreation and Historic Preservation, and Onondaga County Department of Water and Environmental Protection (WEP).

S. Spencer noted at the October 23 meeting, the Agency officially classified the project as a Type I action under SEQR. After that meeting, the project was revised slightly to include the two additional parcels on Hinsdale Road. After receiving this revision, Bond Schoeneck & King sent updated letters to the potentially involved and interested agencies with the updated concept plan, requesting additional comments. The Agency did not receive any additional comments on that change.

S. Spencer noted as the Applicant previously stated, the project scope was revised to include additional residential units and fewer retail buildings. S. Spencer stated that they do not believe that this change has an impact on the project in terms of Agency coordination because the footprint of the project will remain essentially the same, and they did update the analysis to look at things like traffic, the issues that were important in their original analysis, and how the residential change will impact those environmental concerns.

S. Spencer noted that the application was reviewed with the Applicant when it was first received. They requested updates to Part I of the EAF and to clarify items or request additional details. Counsel and the Agency met with the Applicant on multiple occasions to discuss the project and request additional information. Counsel and the Agency have also spoke with the Town Attorney about their review process.

S. Spencer advised that they have also coordinated with other agencies via email, letter, and phone calls. They have reviewed the minutes from the Town's public hearing and there were very few comments, all of which were minor.

S. Spencer advised that the Agency is not required to hold a public hearing for SEQR on this project because there is no EIS (Environmental Impact Statement).

S. Spencer noted that they also reviewed Onondaga County's Planning Department recommendations that were issued to the Town as part of their zone change application process and there was nothing concerning in those recommendations that won't be accounted

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

for in the remaining review process. They reviewed the various comprehensive plans: Onondaga County's Housing, Plan Onondaga, Town of Camillus Comprehensive Plan, Metropolitan Transportation Council's Plan, the bus system routes, public transport to the project site, the NYS Energy Plan, and disadvantaged community mapping, which is now required under the environmental review process.

S. Spencer advised that the next steps for the Agency is to review and complete Part II of the EAF, which takes Part I and all of the due diligence that the Agency has done and classifies each environmental impact as small or no impact, or moderate or large impact.

S. Spencer noted that they identified 3 potentially moderate impacts. One was to traffic due to the size of the development and the need for updated infrastructure surrounding the site. The second was for energy use, because the number of units and the square footage that will be heated and cooled as part of the project. The third was impacts to community resources such as schools, fire, or police. Those are noted on Part II of the EAF.

S. Spencer asked if any Board members had any questions on Part II of the EAF that they would like to discuss.

No questions were raised.

S. Spencer noted that Part III of the EAF is the analysis document. It was noted that there were a few changes made to the document, based on the letter that the Agency received the day prior from Onondaga County Department of Water Environment and Protection, relating to the sewer facilities at the site.

S. Spencer explained that this analysis goes through each of the impacts. Whether or they noted that they would be small or moderate, they analyzed all of them the same way to be thorough. The document discusses the impacts and the process thus far and is a very thorough explanation of the review the Agency has done.

S. Spencer advised that they ultimately concluded that there will be no adverse environmental impacts from the project and recommended adopting a negative declaration.

R. Petrovich questioned S. Spencer if that recommendation and conclusion includes the updated comments from WEP.

S. Spencer responded yes. She also noted that the Agency has a record of all of the documents compiled, which include the Agency responses, and all the various plans that have been reviewed supporting the determination today.



Patrick Hogan read the Agency action requested, “A resolution of the Board issuing a negative declaration under SEQRA.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. Public Relations/Marketing Services – Contract Authorization

R. Petrovich advised that the Agency is currently under contract with ABC Creative Group, who has been providing support services in terms of marketing, public relations, and other support to the Agency, relative to the projects that are being put forward and initiatives that are being executed by the Agency, specifically relating to Micron, supply chain, and other projects of substance.

R. Petrovich advised that for planning purposes the existing contract with ABC should be increased by \$70,000 for the rest of 2025 and all of 2026 for those types of support services.

Patrick Hogan read the Agency action requested of, “A resolution of the Board increasing the contract with ABC Creative Marketing Group in an amount not to exceed \$70,000 for public relations/marketing services to communicate the Agency’s objectives.” Motion was made by Elizabeth Dreyfuss, seconded by Cydney Johnson. Motion was carried.

3. Lease Agreement Authorization

The Onondaga County Department of Water Environment Protection is requesting to lease and eventually purchase a portion of property located at 5064 State Route 31 in the Town of Clay, owned by the Agency to undertake certain activities consistent with its Oak Orchard municipal sewer expansion project.

R. Petrovich recalled for the Board that the Agency owns property at the corner of Caughdenoy Road and Route 31, south of that intersection and east of that intersection. In support of development that will occur in that area, WEP has initiated a pump station project to provide sewers not only for the Micron campus, but others in the immediate service area. That project is underway. This is to ultimately “carve out” a portion approximately 1.13 acres of that land that WEP will own and be transferred from the Agency to WEP, so that they can maintain their facility in the future and provide sewer services to the immediate area.

R. Petrovich advised that there is an appraisal supporting the value of the land, and WEP has been made aware of the cost. It is a 15-year lease. The total dollar amount is approximately \$190,000 over that 15-year period. If at any time WEP chooses to execute on the lease to own it, they can exercise the option to acquire the property from the IDA.

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

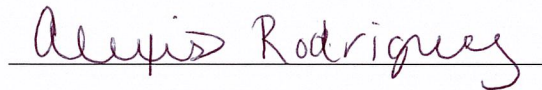
Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the lease and sale of property located at 5064 State Route 31 in the Town of Clay to the Onondaga County Department of Water Environment Protection in connection with the development of land in the Town of Clay, and execution of documents in connection therewith, subject to compliance with the Public Authorities Law requirements." Motion was made by Susan Stanczyk, seconded by Leslie English. Cydney Johnson abstained. Motion was carried.

4. Committee Appointments

Patrick Hogan read the Agency action requested, "A resolution of the Board appointing Leslie English to the Audit Committee." Motion was made by Susan Stanczyk, seconded by Cydney Johnson. Motion was carried.

Patrick Hogan read the Agency action requested, "A resolution of the Board appointing Patrick Hogan as Chair of the Audit Committee." Motion was made by Susan Stanczyk, seconded by Cydney Johnson. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Elizabeth Dreyfuss at 8:50 AM.



Alexis Rodriguez, Secretary