



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
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Regular Meeting Agenda
November 13, 2025

Call to Order the Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes: October 23, 2025
- B. Approval of Special Meeting Minutes: November 7, 2025
- C. Treasurer's Report
- D. Payment of Bills
- E. Conflict of Interest

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 234 units and a total of roughly 22,000 sq. ft. of commercial space in the Town of Camillus.

Agency Action Requested:

- a. A resolution of the Board issuing a negative declaration under SEQRA.

Representatives: Joe Goethe

2. Public Relations/Marketing Services - Contract Authorization

Agency Action Requested:

- a. 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.

Representative: Robert Petrovich, Executive Director

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.

Agency Action Requested:

- a. 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.

Representative: Robert Petrovich, Executive Director

4. Committee Appointments

Agency Action Requested:

- a. A resolution of the Board appointing Leslie English to the Audit Committee.
- b. A resolution of the Board appointing Patrick Hogan as Chair of the Audit Committee.

Adjourn



**Regular Meeting Minutes
October 23, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, October 23, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:32 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Cydney Johnson
Leslie English
Elizabeth Dreyfuss
Garard Grannell

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
Sarah Spencer, Esq., Agency Counsel (via Zoom)
Matthew Wells, Esq., Agency Counsel
Thomas Clifford, Esq., Agency Counsel
Katie Birchenough, Micron New York Semiconductor Manufacturing LLC

Approval of Meeting Minutes: September 11, 2025

Upon motion by Susan Stanczyk, seconded by Leslie English, the Board approved the Regular meeting minutes of September 11, 2025. Motion was carried.

Approval of Meeting Minutes: October 3, 2025

Upon motion by Susan Stanczyk, seconded by Cydney Johnson, the Board approved the Special meeting minutes of October 3, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Susan Stanczyk, seconded by Cydney Johnson, the Board approved the Treasurer's Report for the month of September 2025. Motion was carried.

Payment of Bills:

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

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

Action Items:

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

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.

Robert Petrovich noted that Bond, Schoeneck & King is representing the IDA for this project.

Sarah Spencer recalled that at the September 11 meeting, the Agency adopted a resolution declaring the intent to serve as lead agency and preliminarily classifying the project as a Type I action under SEQRA. The application and Environmental Assessment Form (EAF) was sent to the identified involved agencies following that meeting and asked for comment. S. Spencer advised that the Agency has received comments from several Agencies.

S. Spencer noted that recently the project has changed scope slightly to include two new parcels where storm drainage facilities will be sited. The Agency has resent the EAF with an updated letter to involved agencies on Tuesday (October 21) to provide them with the update and ask for additional comments.

She noted that the resolution in front of the Board today is one to formally accept the lead Agency role and classify the project as a Type I action under SEQRA. S. Spencer went on to explain that the plan for the project would be to conclude with SEQRA at the November 13 meeting, adopting parts 2 and 3 of the EAF, as well as a negative declaration analyzing all of the environmental impacts of the project.

Patrick Hogan 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 Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. QP2 Properties, LLC (3101-23-03A) Modification Meeting

QP2 Properties, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Robert Petrovich explained that there’s a request to extend the termination date for the sales and use tax exemption for the QP2 Properties, LLC project, also known as the Cicero Commons project. R. Petrovich noted that this is an extension of time, not an increase in benefits. He advised that the staff’s recommendation is to advance this extension.

Patrick Hogan read the Agency action requested of, “A resolution of the Board authorizing an extension of the sales and use tax exemption for QP2 Properties, LLC.” Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

3. 2026 Agency Budget

Nate Stevens noted that the budget proposed to the Board had just been presented at the preceding Finance Committee meeting.

Patrick Hogan read the Agency action requested, “Approval of the 2026 Agency Budget.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried

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

Micron New York Semiconductor Manufacturing LLC is proposing to construct and operate two large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facilities at the White Pine Commerce Park in the Town of Clay. Each fab will occupy approximately 1.2 million sq. ft. of land and contain approximately 600,000 sq. ft. of semiconductor cleanroom manufacturing space. The fabs will be supported by central utility buildings, warehouse space, and product testing space.

Katie Birchenough advised that the presented application has been revised now that the project is nearing the end of the environmental review and permitting process. K. Birchenough noted that these requirements should be wrapped up shortly and they anticipate construction to begin this year.

Jeffrey Davis recalled to the Board that the Agency had received an original application and an amendment to the application. He explained that the application being presented today is a further update and refinement of the application.

J. Davis stated that the original application initiated the SEQR and NEPA joint environmental review, which is still ongoing. He explained that this environmental review is for the entire project of all four fabs at White Pine Commerce Park.

J. Davis advised that the application for benefits that is being presented today is only for the first phase of the project, which consists of two fabs.

K. Birchenough added to J. Davis's explanation by advising that this application is for the western half of Burnet Road, starting at Caughdenoy Road working towards Burnet Road.

Susan Stanczyk questioned if the public hearing being proposed for the project is strictly on phase 1.

J. Davis responded that the proposed public hearing is strictly on phase 1 and the benefits that the Agency is being asked to consider for phase 1. He added that for phase 2, a separate application will need to be submitted to the Agency when the Applicant is prepared to begin work on fabs three and four.

J. Davis advised that this is a standard resolution authorizing the Agency to schedule a public hearing on the benefits requested.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

5. Micron New York Semiconductor Manufacturing LLC (Rail Spur) (Project #3101-25-06A) First Meeting

Micron New York Semiconductor Manufacturing LLC is proposing to construct a rail spur and construction material conveyance facility on approximately 38 acres west of 8625 Caughdenoy Road in the Town of Clay to economically transport fill and other aggregate construction material to the Micron Campus by rail.

Robert Petrovich explained that this is the first time that this application is coming before the Board. R. Petrovich stated that the project is in support of the Micron Project's main campus construction. Micron acquired property across from the main campus to construct a rail spur for several reasons including economics and environmental to take out cut material and to

bring in new material as part of the foundation process of stabilizing the site for foundation construction.

R. Petrovich noted that the project consists of 38 acres on the other side of Caughdenoy Road.

J. Davis noted to the Board members in their review of the Draft Environmental Impact Statement (EIS) that this project is referred to as the Rail Spur Site. J. Davis advised that there will be a sidecar railing location there where the conveyor over Caughdenoy Road will allow aggregate to come into the site in a more seamless manner, taking significant truck traffic off the road to bring in materials and do work to level the site and get it ready for construction.

J. Davis explained that this application is being studied and is a part of the much larger Draft EIS that the Board previously voted on. J. Davis advised that it will be part of the upcoming FEIS that will be presented to the Board.

Patrick Hogan drew attention to the \$51 million capital expenditure for this project. He also made a note that this is a positive impact on the environment due to the number of trucks that will be kept off of the road in relation to the site preparation.

K. Birchenough said that the construction of the Rail Spur Site is to begin alongside the construction of the main site, pending all approvals and the EIS. She noted that construction will take approximately a year.

K. Birchenough stated that once the rail spur has been constructed it will primarily be used to provide aggregate to and from the site and replace it with clean aggregate from nearby quarries to help with the foundations.

K. Birchenough noted that there will be a conveyor system over Caughdenoy Road, that will be screened in so nothing can drop.

The Applicant is working with CSX Transportation on the rail spur. Sixty loaded cars will load in at a time, and sixty empty cars will then go back. The operating hours will be between 6:00 AM and 10:00 PM. Maintenance will be done between 10:00 PM to 6:00 AM, which will avoid loud noise during that time.

K. Birchenough explains that when operational, the rail spur will have about 17 employees. She advised that they're in the process of looking for a rail spur operator. K. Birchenough noted that they have contracted with RailWorks to do the construction.

R. Petrovich reiterated that this meeting is to establish a public hearing.



Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing a public hearing.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

6. Executive Session

Jeff Davis recommended entering into Executive Session for the purpose of discussing the potential acquisition of land.

Motion to enter Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss.

Motion to come out of Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss.

7. OHB Redev, LLC (Project #3101-22-06A) Modification Meeting

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

J. Davis clarified that this resolution is to recognize the withdrawal of the Applicant’s application, the termination of the MOU (memorandum of understanding), and the resolution to enter into an Assignment and Assumption Agreement with the Applicant whereby the Agency will be assuming the Applicant’s position in its contract with the County and moving forward to acquire the land under that contract.

Patrick Hogan read the Agency action requested, “A resolution of the Board acknowledging the withdrawal of the application submitted by OHB Redev, LLC and the termination of a certain related memorandum of understanding and authorizing the Executive Director to negotiate, execute and deliver, an assignment and assumption agreement and the related purchase and sale agreement associated with the Project.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Elizabeth Dreyfuss at 9:27 AM.

Alexis Rodriguez, Secretary



**Special Meeting Minutes
November 7, 2025**

A Special meeting of the Onondaga County Industrial Development Agency was held on Friday, November 7, 2025, at 401 Montgomery Street, Room 407 Courthouse, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:33 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Leslie English
Fanny Villarreal
Cydney Johnson
Garard Grannell

ABSENT:

Elizabeth Dreyfuss

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
Yvonne Hennessey, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel

Prior to addressing the agenda at hand, Patrick Hogan thanked the County Legislative Chairman, Tim Burtis, for allowing the Agency to use the chambers, as well as the rest of the County Legislature.

Action Items:

1. **Micron New York Semiconductor Manufacturing LLC Project (3101-23-07A)**

Jeffrey Davis gave context to the resolution, explaining that he and Yvonne Hennessey will give background and pertinent information to the project, then get into the provisions of the resolve section. He explained that the resolution before the Board is one to consider and adopt, accepting as complete, the environmental impact statement under SEQR for the Applicant's project.



Y. Hennessey said the following:

Micron New York Semiconductor Manufacturing LLC submitted an application to the Agency for the project, which includes, among other things, the acquisition of an interest in all or a portion of approximately 806 acres of land located on the White Pine Commerce Park and the construction of two approximately 1.2 million square foot memory fabrication facilities. Micron also proposes to construct a rail spur and construction material conveyance facility to reduce truck trips and support construction of the Micron campus, as well as a childcare center, healthcare center, and recreational center to service employees. Micron will also lease existing warehouse space within 20 miles of the Micron campus.

In accordance with the State Environmental Quality Review Act (SEQR), and to assist the Agency in determining whether the project may have a significant impact upon the environment, Micron submitted to the Agency an Environmental Assessment Form (EAF), in order to ensure that the potential environmental impacts associated with the full build-out of the Micron campus were fully evaluated. This EAF covered both the project as described in Micron's application to the Agency, as well as the construction of all four fabs, the Rail Spur site, and the childcare site.

After the Agency reviewed Micron's application and EAF, the Agency declared its intent to serve as lead agency under SEQR, as well as various connected actions associated with the utility and infrastructure improvements necessary to meet the proposed project's electricity, natural gas, water supply, wastewater, and telecommunication needs. No objection to that notice was received, and on September 14th, 2023, the Agency issued a positive declaration indicating the need for an Environmental Impact Statement (EIS), issued a draft scoping document, and scheduled a public scoping meeting.

During the comment period on the draft scoping document, 39 individuals, organizations, and agencies provided comments. Written letters from the United States Fish and Wildlife Service and the New York State Department of Environmental Conservation were received. The Agency considered each comment received during this comment period to determine the final scope of the Draft EIS, and to inform the related technical analysis and environmental resources to be evaluated in that EIS.

On December 14th, 2023, the Agency adopted the final scope, and a copy of that final scope is included in Appendix A2 of the Final EIS before you.

Thereafter, the Agency, with the assistance of Micron, its consultants, and the CHIPS program office, jointly prepared a Draft EIS to evaluate the potential environmental effects of the proposed Micron project as required under both SEQR and the National Environmental Policy Act, NEPA. The Draft EIS evaluated various alternatives for the proposed Micron project. It also described the affected environment as it currently exists, and then analyzed



the environmental consequences of the no-action alternative, and then of the preferred action alternative.

The resource areas evaluated included land use, zoning and public policy, geology, soils and topography, water resources, biological resources, historic and cultural resources, air quality, greenhouse gas emissions, climate change and climate resiliency, solid waste, hazardous waste and hazardous materials, human health and safety, utilities and supporting infrastructure, transportation and traffic, noise and vibration, visual effects and community character, community facilities, open space and recreation, socioeconomic conditions, and environmental justice.

The Draft EIS also analyzed potential impact avoidance, minimization, and mitigation measures, as well as the potential cumulative environmental effects of the project with other past, present, and reasonably foreseeable future actions unrelated to the proposed project.

During development of the Draft EIS, the Agency regularly consulted with other involved and interested agencies, including but not limited to the New York State Department of Environmental Conservation and the New York State Department of Transportation. This was done to ensure that all environmental impacts were identified and fully evaluated in the Draft EIS. At the same time, the CHIPS program office regularly consulted with participating and cooperating agencies under NEPA, including but not limited to the United States Environmental Protection Agency and the United States Army Corps of Engineers.

The Agency also created a working group to understand and evaluate the proposed Micron project and all potentially significant environmental impacts including available avoidance, minimization, and mitigation measures, as well as to consider and assess preliminary drafts of the Draft EIS. During May and June of this year, Agency staff held numerous working group sessions, during which the Agency's council and consultants discussed each environmental resource area evaluated in the Draft EIS and addressed all questions.

Thereafter, the Agency adopted a resolution on June 25th, 2025, determining the Draft EIS to be complete and adequate for the purposes of commencement of public review. The Agency also adopted a public hearing resolution and published a notice of availability, announcing a 45-day comment period for the public to comment on the Draft EIS, and providing notice that public hearings would take place to accept verbal comments on Draft EIS on July 24th, 2025, from 10 a.m. to 1 p.m., 2 p.m. to 5 p.m., and 6 p.m. to 9 p.m. at the Liverpool High School Auditorium in Liverpool, New York. Comments on the draft EIS were accepted in writing, either by first-class mail or electronic mail, or as part of the July 24th public hearing.

At the public hearings, everyone who wished to speak was given the opportunity to do so, and some individuals spoke multiple times. Overall, there were a total of 97 speakers at the 3 public hearing sessions. For both written and oral comments, there were a total of approximately 1,270 comment submissions received from the general public on the Draft



EIS. Some of them were duplicates, and we had a total of 1,050 commenters. Of these, 850 were form letters. These comments included three comments from local elected officials and 12 comments from federal, state, and local agencies. Many of the comments were in support of the project and connected actions, while others were opposed.

Although not all of the commenters provided their location, of those that provided a location, over 650 of the 1,050 commenters were from outside the five-county Central New York region. The non-local comments came from other locations in the state of New York, other states, as well as other countries, such as Ireland, England, Slovenia, and Italy.

Following the close of the comment period, the Agency again worked with its consultants, the CHIPS program office, and Micron, as well as other involved agencies, to address all comments received on the Draft EIS, and to prepare a Final EIS. As part of this, the CHIPS program office, again, consulted with participating and cooperating agencies, such as the Environmental Protection Agency and the Army Corps of Engineers.

The Final EIS incorporates certain changes from the Draft EIS including a potential revision to the proposed Micron project's construction schedule and commencement of construction for each fab, as well as the childcare site, compared to what was presented in the Draft EIS. The recent decision by the New York Independent Systems Operator that a new electrical substation would be required for operations of Fab 2 as well as other changes in response to the Agency and public comments. A redline version of the Final EIS, identifying the changes that were made, will be available as part of the Final EIS on the Agency's website.

In response to public comments, the Final EIS also includes a new appendix expanding on the discussion in the Draft EIS on the proposed use, management, and disposal of PFAS, by the proposed Micron project. This new appendix is Appendix L1.

The Final EIS also includes a summary of all the comments received on the Draft EIS, as well as the Agency's full Responsiveness Summary that responds to each of the public comments on the proposed project and the Draft EIS. A copy of this Responsiveness Summary is in Appendix A5.

Agency staff also has held additional working group stations, during which the Agency's counsel discussed the process and the changes from the Draft to Final EIS and addressed all questions.

Following the Agency's issuance of the Final EIS, agencies and the public will be afforded a reasonable period of time, not less than 10 calendar days in which to consider the Final EIS.



Thereafter, the Agency will issue a finding statement in accordance with SEQRA that considers the relevant environmental impacts presented in the Final EIS, weighs and balances them with social, economic, and other essential considerations, provides a rationale for the Agency's decision, and certifies that the requirements of SEQRA have been met.

J. Davis noted that Y. Hennessey summarized the “whereas” clause stated in the resolution.

J. Davis read the following:

Therefore, be it resolved by the members of the Onondaga County Industrial Development Agency: Section 1, the Agency hereby confirms its status as SEQRA lead agency concerning the Coordinated Environmental Review for the proposed Micron project. The Agency determines and finds that the Final EIS dated November 2025 is complete.

The Agency determines that none of the changes from the Draft EIS to Final EIS materially change the reasonably foreseeable effects that were described in the Draft EIS for the proposed Micron project, or alter the significance of those effects.

The Agency hereby adopts a Notice of Completion of the Final EIS concerning the proposed Micron project, which is attached as Exhibit A to the resolution.

The Agency shall arrange for filing and distribution of the Notice of Completion and Final EIS pursuant to the requirements of SEQR. Copies of the Final EIS and Notice of Completion, as well as a copy of this resolution, will be placed on file in the office of the Agency, where the same shall be available for public inspection during business hours, and an electronic copy will also be made available for public viewing at the Onondaga County Public Library. The Agency will post the Final EIS on its website.

The Agency shall undertake such other action as may be necessary and desirable to comply with SEQR. The Chairman and Executive Director of the Agency are authorized or directed to distribute copies of the resolution, and to do so and further, perform any other acts that may be necessary, to implement the provisions of the resolution.

Finally, the resolution shall take effect immediately.

Patrick Hogan read the Agency Action Requested (a) of “A resolution of the board accepting as complete pursuant to the State Environmental Quality Review Act (SEQRA) the Final Environmental Impact Statement (FEIS) prepared for the Micron New York Semiconductor Manufacturing LLC Project, and authorizing the filing and distribution of the Notice of Completion and FEIS pursuant to the requirements of SEQRA.” Motion was made by Susan Stanczyk, seconded by Garard Grannell. Motion was carried.



Patrick Hogan read the Agency Action Requested (b) of “A resolution of the board authorizing and directing Agency staff and counsel to take various actions pursuant to the Eminent Domain Procedure Law for the potential acquisition of lands, easements and rights in support of the development of the Micron New York Semiconductor Manufacturing LLC Project and the White Pine Commerce Park.” Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

Before adjourning, Patrick Hogan thanked everyone for their hard work on this project, especially the staff of the Economic Development Office, the County Legislature, and the County Executive, who brought this project to the County.

Motion to adjourn was made by Susan Stanczyk and seconded by Cydney Johnson at 8:48 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

October 31, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	179,931	4,634,844
Administrative Expense	77,799	570,484
Operating/Program Expense	88,517	1,366,808
Net Ordinary Income	13,615	2,697,552

Current Assets	Current YTD
Total Cash	7,519,957
Less Pass Through Received	306,566
Net Cash	7,213,392

Onondaga County Industrial Development Agency

Profit and Loss

October 2025

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	10,000.00
2116.2 Application Fees	1,000.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	122,111.11
Total 500 Operating Revenue	122,111.11
501 Non-Operating Revenue	5,000.00
2401 Interest Income	41,216.78
501.2 Other Non-Operating Revenue	11,602.64
Total 501 Non-Operating Revenue	57,819.42
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	11,780.50
Total 534 Pilot & Pass Thru Revenue	11,780.50
550 WPCP Pass Thru Revenue	310,975.66
Total Income	\$502,686.69
GROSS PROFIT	\$502,686.69
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	3,000.00
6407 Administrative Expense	77,798.64
6409 Conference Attendance	-799.00
6410 Office Expense	143.03
6414 Marketing	17,350.00
Total 6400 Operating Expense	97,492.67
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	600.00
6480 Roth Legal	37.50
Total 6450 Barclay Damon	637.50
Total 6440 Legal Fees	637.50
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.4 Other Expenses	63.60
6510.5 Insurance	18,651.10
6510.7 WPCP Marketing	48,954.53
Total 6510 White Pine Commerce Park	67,669.23

Onondaga County Industrial Development Agency

Profit and Loss

October 2025

	TOTAL
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	441.00
Total 6530 800 Hiawatha Blvd. West	441.00
Total 6500 Agency Program Expenses	68,110.23
6514 White Pine Science & Technology Park	
6514.1 Legal	75.00
6514.4 Land	396,347.51
Total 6514 White Pine Science & Technology Park	396,422.51
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	11,780.50
Total 6605 Pilot & Pass Thru Expenses	11,780.50
Total 6600 Non-Operating Expenses	11,780.50
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
Total 6610 WPCP Pass Thru Expenses	306,565.66
Total Expenses	\$881,009.07
NET OPERATING INCOME	\$ -378,322.38
NET INCOME	\$ -378,322.38

Onondaga County Industrial Development Agency

Balance Sheet

As of October 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.5 NBT Checking	1,514,343.03
Total 200 Cash	1,514,343.03
200.6 NBT Savings	6,458,062.75
Total Bank Accounts	\$7,972,405.78
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	923,763.54
Total 380 Accounts Rec.	923,763.54
Total Accounts Receivable	\$923,763.54
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total 480 Prepaid Expenses	-1,473.67
Total Other Current Assets	\$ -1,473.67
Total Current Assets	\$8,894,695.65
Fixed Assets	
100 Land	
101 White Pines Commerce Park	0.00
101.3 Engineering Services	0.00
101.4 Environmental/Demo Services	110.00
Total 101.3 Engineering Services	110.00
Total 101 White Pines Commerce Park	110.00
105 3649 Erie Blvd East	4,575,298.64
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	7,320,806.06
104 Machinery & Equipment	
104.1 Office Furniture	2,076.11
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,665.11
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$38,078,156.17

Onondaga County Industrial Development Agency

Balance Sheet

As of October 31, 2025

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$46,974,493.58
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	1,097,474.76
Total Accounts Payable	\$1,097,474.76
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	570,483.67
600.204 OHB Redev LLC Funds	452,448.45
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 600.3 Onondaga County Loan	31,174,715.77
Total 600 Accounts Payable	32,198,147.89
Total Other Current Liabilities	\$32,198,147.89
Total Current Liabilities	\$33,295,622.65
Total Liabilities	\$33,295,622.65
Equity	
3900 Equity Unreserved	8,432,294.51
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	2,527,908.79
Total Equity	\$13,678,870.93
TOTAL LIABILITIES AND EQUITY	\$46,974,493.58

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #511
November 13, 2025

GENERAL EXPENSES

<u>BARCLAY DAMON*</u>	\$ 391,347.51
ACH transfer - Tax Parcel #064.-01-06.2	
<u>BARCLAY DAMON**</u>	\$ 4,560,298.64
ACH transfer - Tax Parcels #063.-01-02.4 & 063.-01-02.5	
<u>BARCLAY DAMON***</u>	\$ 413,752.12
ACH transfer - Tax Parcel #064.-01-07.3	
<u>BARCLAY DAMON</u>	\$ 177,777.78
September 2025 Legal Costs	
<u>JMT OF NEW YORK, LLP</u>	\$ 128,787.88
September 2025 Engineering Costs	
<u>LOVELL & ASSOCIATES</u>	\$ 3,000.00
October 2025 Consulting	
<u>BARCLAY DAMON</u>	\$ 22,688.00
OHB Redev, Inv#5362668 (Oct 2025)	
<u>BARCLAY DAMON</u>	\$ 31,189.68
OHB Redev, Inv#5362532 (Sept 2025)	
<u>BARCLAY DAMON</u>	\$ 37.50
Roth Steel - Invoice #5362531	
<u>BARCLAY DAMON</u>	\$ 1,275.00
Retained Corporate & Public Finance Matters, Inv#5362530	
<u>BARCLAY DAMON</u>	\$ 14,998.00
Inv #5364749 - Tax Parcels #063.-01-02.4 & 063.-01-02.5	

<u>JMT OF NEW YORK, LLP</u>	\$	4,350.00
Roth Steel, Inv #42-106319		
<u>UNITED STATES LIABILITY INSURANCE COMPANY</u>	\$	<u>5,090.00</u>
Policy #XL1634729		
Total:	\$	5,754,592.11

* Ratification of ACH on 10/23/2025

** Ratification of ACH on 10/31/2025

*** Ratification of ACH on 11/4/2025

**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: _____

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

1. Applicant/Project Operator: _____

Applicant/Project Operator Address: _____

Phone: _____ Fax: _____

Website: _____ Email: _____

Federal ID#: _____ NAICS: _____

State of Incorporation: _____

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

C) Applicant Business Description:

Estimated % of sales within Onondaga County: _____

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

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

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

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
4. **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)
Hinsdale Road Group, LLC – Township 5

E) Individual Completing Application:

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ E-mail: _____

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

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: _____

Firm Name: _____

Address: _____

Phone: _____

Cell Phone: _____

Email: _____

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: _____

Legal Address (if different): _____

City: _____ Town: _____ Village: _____

Zip Code: _____ School District: _____

Tax Map Parcel ID(s): _____

Full Market Value: _____ Square Footage of Existing Building(s): _____

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. **See Attached**
- ☐ 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; **See Attached**
- ☐ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use; **Commercial Upto 50,000 sf Multi-Family Res SF 175,000 (+/-175 Units)**
- ☐ (iii) the size of the lot upon which the Project sits or is to be constructed; **22.28 Acres**
- ☐ (iv) the current use of the site and the intended use of the site upon completion of the Project; **Vacant Land part of church property developed into a mixed use residential project**
- ☐ (v) describe your method for site control (Own, lease, other). **See Attached Contract**

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? _____

Has the project received site plan approval from the town or local planning board?

☐ No, anticipated approval date. _____ ☐ Yes, date _____

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 _____
- 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	
Site Work/Demo	
Building Construction & Renovation	
Furniture & Fixtures	
Equipment	
Project Soft Cost	
Total Project Cost	

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 \$ _____
2. Equity \$ _____
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____
5. Total Sources of Funds for Project Costs \$ _____

6. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

	\$ _____
	\$ _____
	\$ _____

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:	
Estimate the number of construction jobs to be created by this Project:	
Estimate the average length of construction jobs to be created (months):	
Current annual payroll including the benefit cost:	
Average annual growth salary/wage rate (%)	

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)

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

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): _____

☐ Sales and Use Tax Exemption (4% Local, 4% State): _____

☐ 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): \$ _____

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

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: \$ _____

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

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 _____ (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 _____ (date).

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

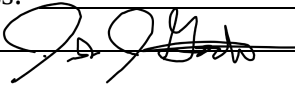
Applicant(s) Company: _____

Representative for Contract: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Project Address: _____ City: _____ State: _____ Zip: _____

Signature:  _____

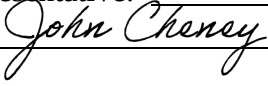
General Contractor: _____

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

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		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
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 _____

Signature of Officer or Authorized Representative: _____

John Cheney

Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XI: Conflict of Interest

Agency Board Members

Patrick Hogan, Chairperson
Janice Herzog, Vice Chairperson
Susan Stanczyk
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss
Garard Grannell

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 G. Lisson, CPA, Grossman St. Amour Certified Public Accountants 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 _____

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Date: _____

Section XII: Representations, Certifications, and Indemnification

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

_____ (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the _____ (title) of _____ (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:

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Owner, Joseph Goethe

Date: 09/3/2025

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

Cynthia A. Peer, being first duly sworn, deposes and says:

1. That I am the OWNER (Corporate Officer) of CAMERON HINSDALE 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 3 day of 9, 2025.

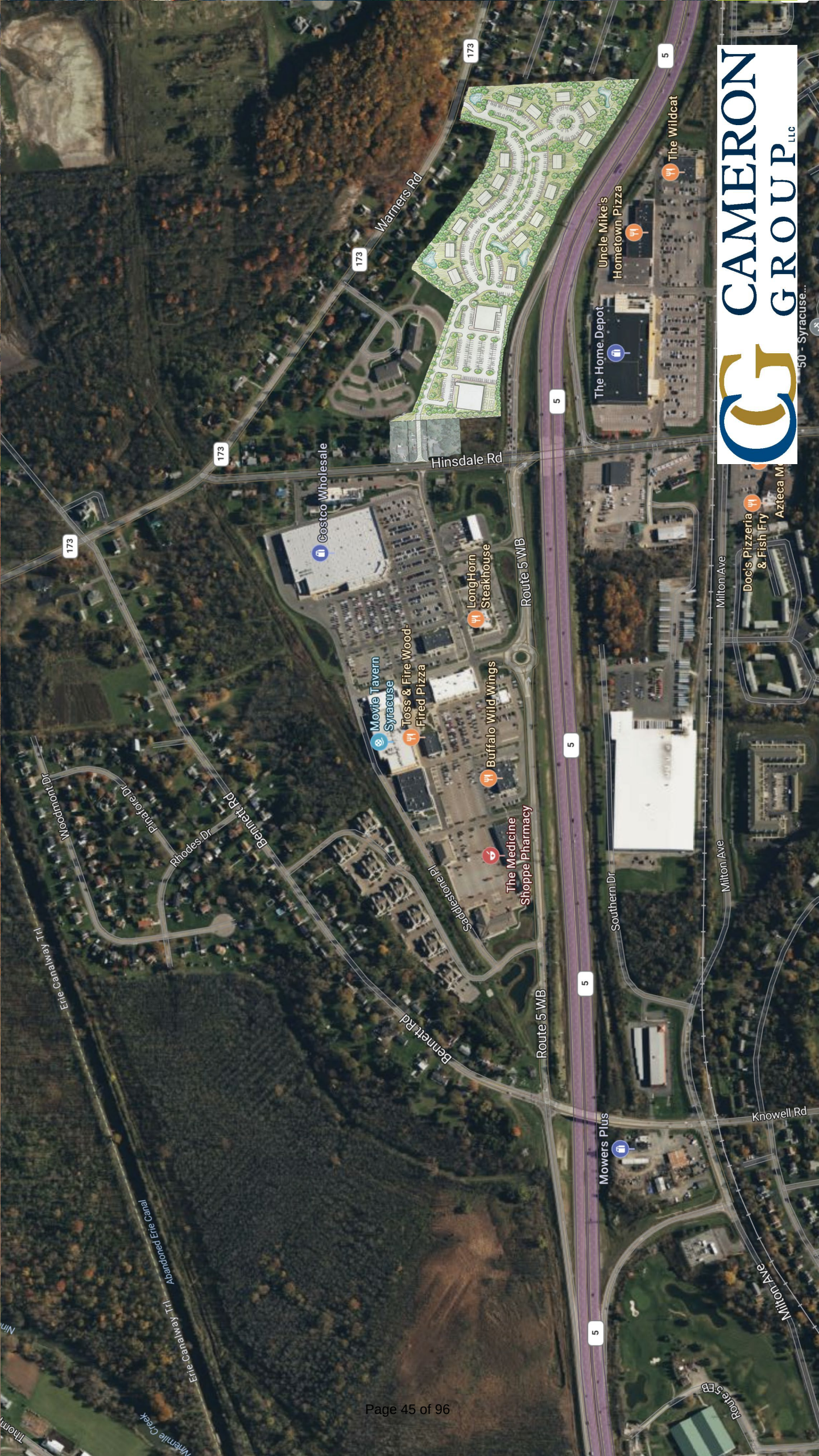
Cynthia A. Peer

(Notary Public)

CYNTHIA A PEER
Notary Public, State of New York
Reg. No. 01PE6365507
Qualified in Onondaga County
Commission Expires 10/10/2025

End of Application

Rev 2.15.23



But For Statement:

But for the financial assistance provided through the OCIDA Payment In Lieu of Taxes (PILOT) program and associated tax abatements, the Cameron Hinsdale mixed-use development would not be financially feasible under current market conditions.

The project faces **significant financial constraints** due to:

1. Banking and Capital Market Challenges:

- Lending institutions have tightened underwriting standards for mixed-use developments, requiring higher equity contributions and offering lower loan-to-value ratios.
- Rising interest rates have increased debt service costs, reducing project cash flow and investor returns.
- Traditional financing sources are reluctant to fund speculative commercial components, especially in secondary markets like Onondaga County.

2. Escalating Construction Costs:

- Since 2020, national construction material costs have surged: **concrete (+15%)**, **lumber (+16%)**, and **steel (+22%)**, with no signs of significant relief.
- Labor shortages and rising insurance premiums further compound development costs, making it difficult to maintain budget and timeline integrity.
- Developers are increasingly forced to consider prefabrication and alternative construction methods to mitigate cost overruns, which may not be viable for all components of this project.

3. Local Economic Development Needs:

- The project will provide much-needed housing and commercial space, supporting job creation and community growth.
- Without OCIDA support, the financial gap created by high costs and constrained financing would prevent the project from moving forward, resulting in lost economic opportunity for the region.

Conclusion:

The PILOT agreement and associated OCIDA incentives are essential to bridge the financial gap and enable Cameron Hinsdale, LLC to proceed with this high-impact development. These benefits will allow the project to attract necessary capital, manage construction risks, and deliver long-term value to Onondaga County.

General Statement on Cameron Group, LLC's Development Capabilities

Cameron Group, LLC has demonstrated a strong capacity to successfully develop, construct, and maintain mixed-use projects, as evidenced by the thriving Township 5 development in Camillus, New York. As the only "Live, Work, Shop, Stay and Play" center in Central New York, Township 5 spans over 500,000 square feet and includes a dynamic mix of retail, residential, office, hospitality, and entertainment spaces. Anchored by major national tenants such as Costco and Movie Tavern, and complemented by a wide range of restaurants, medical offices, and residential units, the project showcases Cameron Group's ability to create vibrant, sustainable communities.

Cameron, Through Hinsdale Road Group, LLC (HRG) on January 29, 2014 entered into a PILOT Agreement with OCIDA for the development of critical infrastructure related to the Project Township 5, Township Boulevard, Camillus, NY 13031. HRG completed infrastructure work in excess of \$7,000,000 including but not limited to a new town road, a new public pump station and extension of the sewer line for Hinsdale Road, Offsite roadwork, signalization, multiple intersection improvements, and relocation of National Grid Utilities. HRG Received the following benefits from the 2014 PILOT Agreement:

PILOT REIMBURSEMENT	\$5,645,334
SALES TAX	\$2,713,030
MORTGAGE TAX	\$ 491,252

Project Narrative

Church Street Station is a mixed-use project to be developed on 4 parcels of land currently owned or under contract. The main parcel +/-20 acres is currently owned by Christ Community Church of The Nazarene. Cameron Group, LLC has a signed Purchase and Sale Agreement with Christ Community, dated May 29, 2025. The closing date will be upon completion of subdivision; zone change to PUD and site plan approval.

The Project will be developed in alignment with the Town of Camillus's Comprehensive Plan, which serves as the official policy guiding land use and development within the community. The project will support the goals by promoting smart growth principles, enhancing mixed-use opportunities, and fostering a walkable, vibrant environment adjacent to the successful Township 5 development. The integration of residential and commercial uses will contribute to the diversification of land use, improve access to services, and support economic vitality in the area. The project will be developed on approximately 22.28 acres of underutilized land with convenient access to State Rt 5. It will consist of up to 18 apartment buildings ranging in size from 6,500 sf to 8,500 sf. Church Street Station will accommodate 10% workforce housing. The commercial portion of the project will have 4 to 6 buildings ranging in size from 3,500 sf to 20,000 sf. The project will create approximately 25 FTE jobs once open and approximately 100 construction jobs. The retail portion of the project will be less than 1/3 of the project.

Housing Needs Analysis

The Church Street Station mixed-use development, proposed for Hinsdale Road in the Town of Camillus, represents a timely and strategic response to the evolving housing and economic needs of Onondaga County. Located directly across from Township 5, defined as an Emerging Center in Plan Onondaga, this project is ideally positioned to complement existing commercial and residential infrastructure while addressing critical gaps identified in the county's comprehensive planning documents.

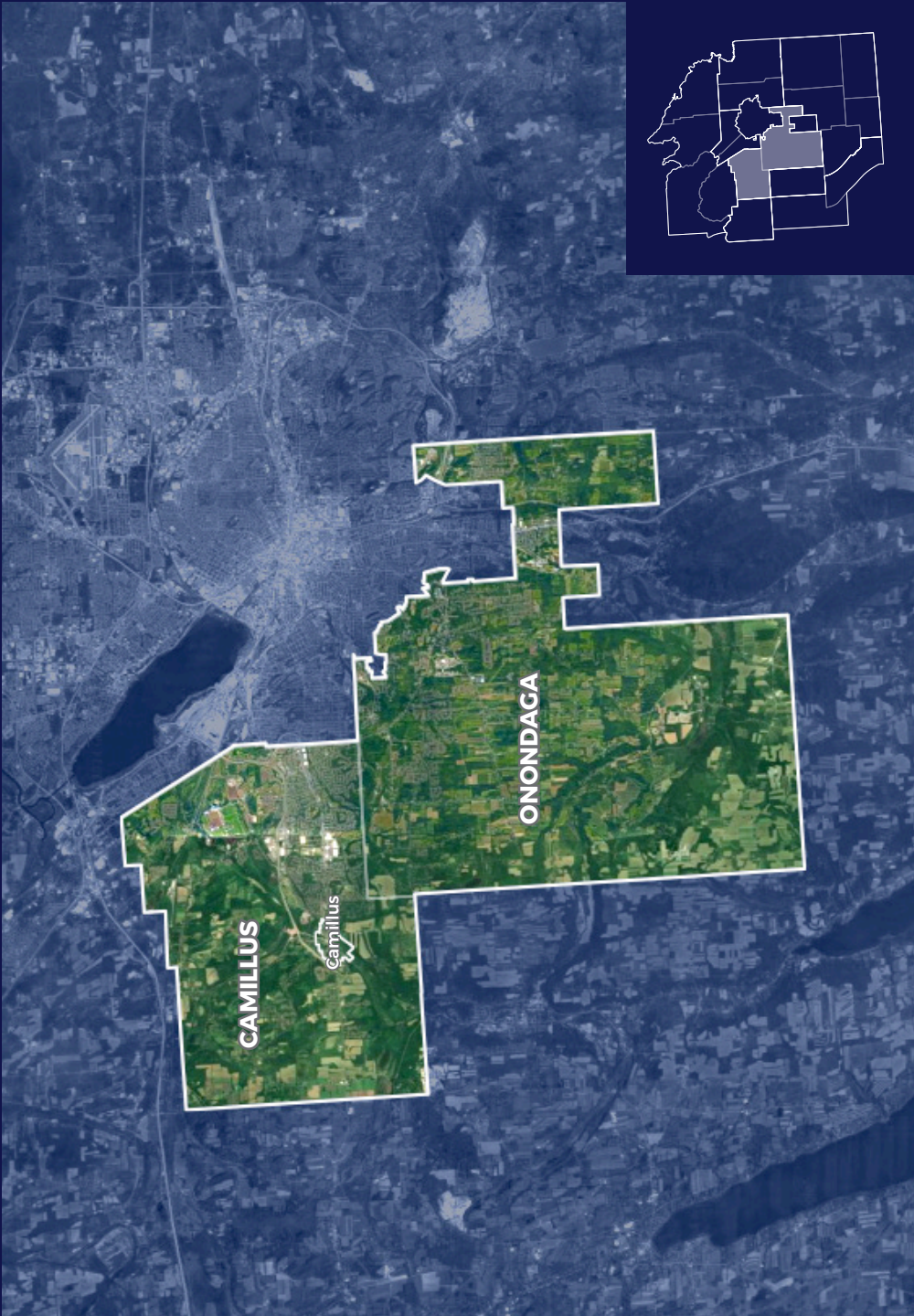
According to the Plan Onondaga and the Housing Onondaga June 2024 Report, Onondaga County is projected to experience significant household growth—over 7,000 new households in Syracuse and nearly 17,000 across the rest of the county by 2040. This growth is driven in part by major economic developments such as the Micron Technologies.

The Housing Onondaga analysis highlights a mismatch between the county's existing housing stock and the needs of future households. Traditional single-family homes are no longer sufficient to meet the demands of smaller, aging, and increasingly renter-oriented households. The report calls for a shift toward more diverse housing types, including smaller units and rental options, particularly in suburban areas like Camillus.

Church Street Station directly aligns these recommendations by offering a mix of residential, retail, and office space that supports both economic development and housing diversity. The inclusion of rental housing options will help meet the needs of young professionals, retirees, and small households - groups that are growing in number and underserved by current housing stock.

Moreover, the project is expected to generate substantial employment opportunities and will contribute to infrastructure improvements including road upgrades and utility enhancements. These benefits, combined with the project's strategic location and alignment with county planning goals, make Church Street Station a compelling candidate for OCIDA support through PILOT agreements, tax exemptions, and other incentives.

See Excerpts from Plan Onondaga and Housing Onondaga on the following pages.



SUBREGIONAL MARKETS

OUTER RING WEST

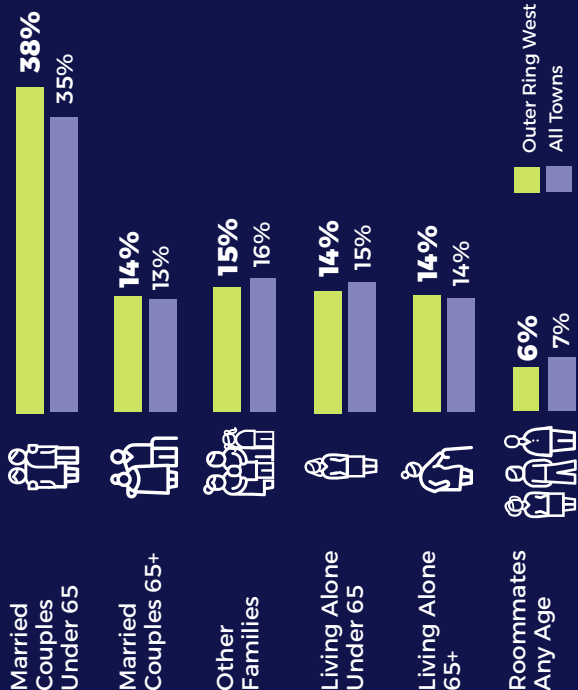
Includes the towns of Camillus and Onondaga, and the Village of Camillus. Its households generally match those of the entirety of non-Syracuse Onondaga County, though it has a somewhat larger proportion of non-elderly married couple families. Total household growth 2000 to 2020 was 13.7%, exceeding the all towns rate of about 12%. The sub-region's homeownership rate has consistently exceeded the all towns rate, and was 78.3% in 2020, four percentage points higher than the all towns rate of 74.3%.

Outer Ring West's average single-family sale price was nearly the same as the all towns average price from 2013 to 2019, but fell behind starting in 2020. It increased its number of renter households by about 500 between 2000 and 2020, and built 500 new multifamily units.

Outer Ring West had nearly 1,500 cost burdened renters with incomes under \$50,000 struggling with affordability as of 2022.

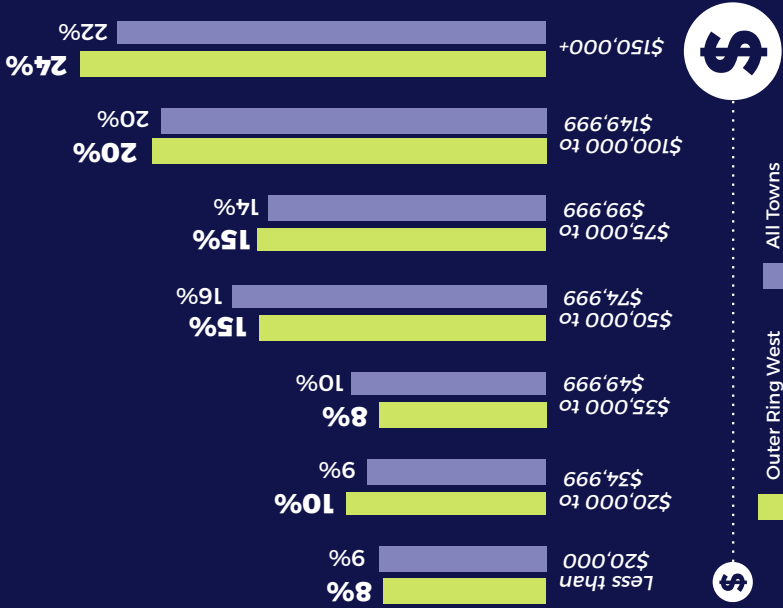
The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

Household Types, 2020



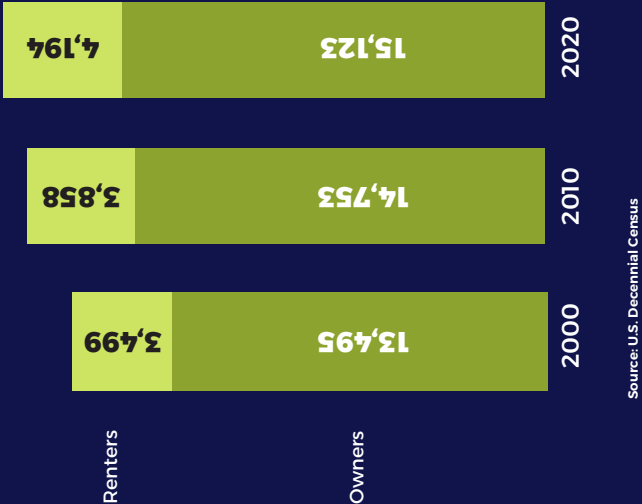
Source: U.S. Decennial Census

Households by Income, 2022



Source: 2018-2022 ACS Five Year Estimates

Owners and Renter Households, 2020



Source: U.S. Decennial Census

Homeownership Rate



Source: U.S. Decennial Census

Map SC.3 | Future Land Use Map



Planning for Strong Centers

Plan Onondaga seeks to foster investment in existing and new multi-modal centers throughout Onondaga County. Existing and emerging centers have been identified based on their ability to support additional growth, access to water and/or sewer infrastructure, and potential to be located adjacent to transportation infrastructure including enhanced bus service, bicycle lanes, and pedestrian sidewalk and trail networks.



Traditional Center

Traditional Centers represent villages, hamlets, and city neighborhoods that exhibit a longstanding mixture of uses, infrastructure for walkability, parks, schools, and other quality of life amenities. These areas require ongoing investments in infrastructure and amenities to maintain their vibrancy and character.



Emerging Center

Emerging Centers are located along existing commercial corridors where there are opportunities for improving walkability, incorporating mixed-use development, and connecting to transit service. These areas will accommodate new growth and development with a mixture of housing options.

LEGEND

Planning Elements

 Transit Corridor	 Greenway
 Cycle Corridor	 Agriculture
 Traditional Center	 Blueway
 Emerging Center	
Primary Land Use	
 Town Growth Center	 Commercial
 City Center	 Residential
 Employment Center	 Airport



Town Growth Center

Town Growth Centers represent opportunities for the establishment of new mixed-use districts at a neighborhood scale complete with bicycle, pedestrian, and transit facilities. These investment zones will accommodate regional services, offices, dwelling units, park space, entertainment, and restaurants, and will provide integrated mobility access with designated transit hubs that accommodate multiple modes. These areas are intended to respond to future growth pressures with a variety of housing types.



City Center

City Center represents Downtown Syracuse and surrounding neighborhood areas that consist of multi-story mixed-use buildings, arts and cultural institutions, government buildings, colleges and universities, complete bicycle and pedestrian networks and infrastructure, parks, and transit facilities. Downtown Syracuse is the heart of Onondaga County and requires ongoing investments in infrastructure and amenities to maintain its vibrancy.



Employment Center

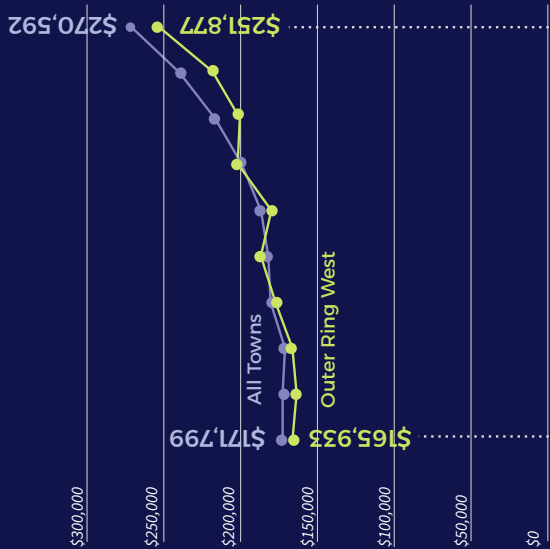
Employment Centers are unique districts of significant economic activity including traditional and high-tech manufacturing, research and development, warehousing and distribution, logistics, offices, and support services. These areas typically do not include housing, but are accessible by transit. They are connected to the broader mobility system of roads, bicycle infrastructure, and trails. They also require significant ongoing infrastructure investments to provide adequate water, wastewater, power, and telecommunications to support business activities and therefore their siting is important.

Ownership Market

	Outer Ring West	All Towns	Region as % of All Towns
Number of Sales 2013-2019	3,373	26,715	13%
Avg Sale Price 2013-2019	\$177,478	\$180,955	98%
Number of Sales 2020-2022	1,431	11,615	12%
Avg Sale Price 2020-2022	\$218,806	\$238,886	92%
Single Family Houses Built 2000-2020	2,262	13,441	17%

Source: Real estate transaction data and permit data from Onondaga County

Average Sale Price by Year, 2013-2022



Source: Real estate transaction data and permit data from Onondaga County

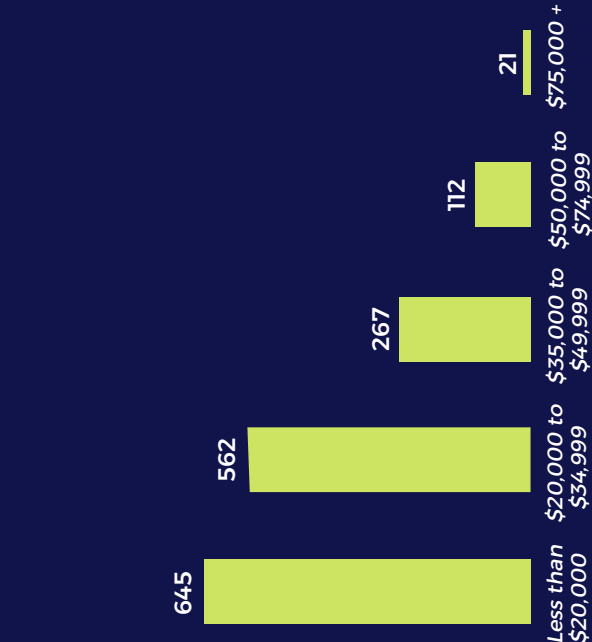
- The number of homeowners increased by over 1,600 from 2000-2020.
- Average single-family home sale price matched the all towns average but fell behind after 2019.
- Estimated income needed to afford average price in 2022 was \$85,000.
- The sub-region added over 2,200 single-family houses 2000-2020.

Rental Market

Multifamily	Outer Ring West	All Towns	Region as % of All Towns
Units Q1 2024	32,734	20,343	13.4%
Vacant Units Q1 2024	148	515	28.7%
Vacancy Rate Q1 2024	5.4%	2.5%	213.8%
Average Rent Q1 2024	\$1,424	\$1,319	108.0%
Units Built 2000-2020	506	5,641	9.0%

Source: czb analysis of CoStar data

Rent Burdened Households by Income, 2022



Source: 2018-2022 ACS Five Year Estimates

- Rental households increased by 14% 2000-2020, compared to all towns increase of 21%.
- New multifamily construction generally kept up with rental household growth.
- In Q1 2024, multifamily unit average rent was about \$100 higher than the all towns average and was affordable to an income of about \$57,000.
- The multifamily vacancy rate in Q1 2024 was more than double the all towns rate.
- About 1,500 cost burdened renters with incomes under \$50,000 as of 2022 data.

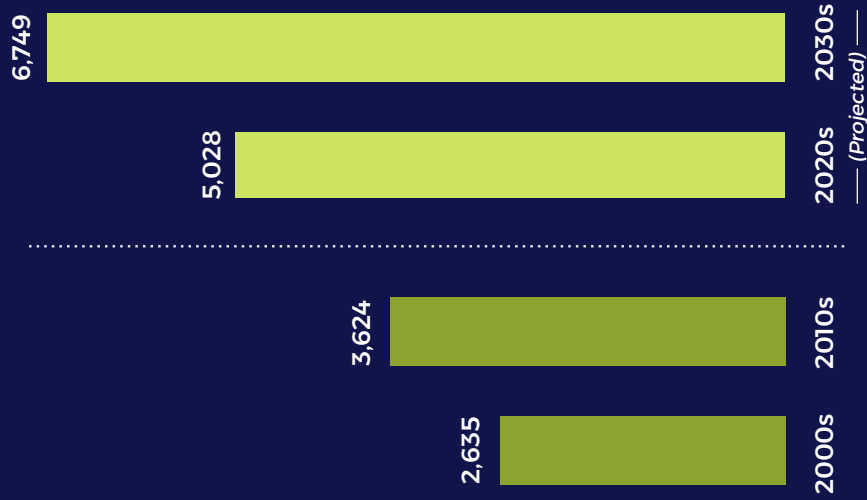
Seniors

The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

Households, Householder Aged 65+	2000	2010	2020
	4,722	5,132	6,055

Source: U.S. Decennial Census

Homeowners Aged 65+ Exiting Ownership Market



Source: czb analysis of data from U.S. Census

How is Outer Ring West positioned for the future?

WITH MICRON

If demand continues to grow in the county, Outer Ring West is well positioned to capture a share of the growth. Overbuilding of typical single-family for-sale product is a potential threat to market health as household growth tilts in the direction of rental while the growth in owner households comes from smaller and older households. The opportunity for Outer Ring West is to be early to the project of placemaking and delivering new types of housing stocks.

WITHOUT MICRON

Under a low-growth scenario, it is likely that Outer Ring West would see a decrease in the total number of homeowners and a growing number of renter households. Some conversion of owner-occupied houses to rental use would also be likely. Market changes would happen gradually, with strong areas remaining strong for quite some time, and new single-family development would maintain a feeling of growth and success if it occurs.

The degree and speed of stagnation, and possible market decline, would be dependent on the amount of typical sprawling ownership housing development in the county. The greater the number of units built for the ownership market, the higher the risk of rental conversion or vacancy of formerly owner-occupied houses.

The opportunity for Outer Ring West is to be early to the project of placemaking—primarily in Camillus, both town and village—and delivering new types of housing stocks.

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: Church Street Station		
Project Location (describe, and attach a general location map): 3644 Warners Rd, Syracuse, NY 13209		
Brief Description of Proposed Action (include purpose or need): The project objective is to develop the site into a residential community with accompanying commercial uses to the west, closest to existing commercial development. The Completed project will include 4 to 6 commercial/retail facilities and upto 18 apartment buildings totalling approximately 178 units.		
Name of Applicant/Sponsor: Joseph Goethe - Cameron Hinsdale Group, LLC		Telephone: 315-569-8895
		E-Mail: Joe@CameronLLC.com
Address: 240 Township Blvd Suite 20		
City/PO: Camillus	State: NY	Zip Code: 13031
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): Christ Community Church		Telephone:
		E-Mail:
Address: 3644 Warners Rd		
City/PO: Syracuse	State: NY	Zip Code: 13209

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 Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board - PUD Zone Change	9/23/2025
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Camillus Planning Board	09/08/2025
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	Town Fire Department and emergency services	Fall 2025
e. County agencies ☒ Yes ☐ No	Onondaga County Planning, OCDOT, OCWA, OCIDA	Fall 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DOT, SHPO, NYS DEC	Fall 2025
h. Federal agencies ☒ Yes ☐ No	USACE (Army Corp) Fish and Wildlife	Fall 2025
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?

The site is zoned LBO (limited business office)

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? PUD

C.4. Existing community services.

a. In what school district is the project site located? West Genesee Central School District

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

Camillus Police Department

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

Camillus Volunteer Fire Department and WAVES Ambulance

d. What parks serve the project site?

Reed Webster Park, Nancy Brown Wildlife Sanctuary, West Colony Point Park, Erie Canal Trail

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 commercial

b. a. Total acreage of the site of the proposed action? appox. 22.28

b. Total acreage to be physically disturbed? approx. 16.52

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 22.28

c. Is the proposed action an expansion of an existing project or use? acres ☐ 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)
residential and commercial

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: months

ii. If Yes:

- Total number of phases anticipated

2

- Anticipated commencement date of phase 1 (including demolition)

08

month

2026

year

- Anticipated completion date of final phase

08

month

2027

year

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

Phase 1 - residential units and then Phase - 2 commercial parcel

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>	Multi-Family
Initial Phase	_____	_____	_____	175-180
At completion	_____	_____	_____	175-180
of all phases	_____	_____	_____	175-180

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>4-6</u> <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>TBD</u> height; <u>110</u> width; and <u>150</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>16,500</u> 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: <u>storm water facilities</u>	
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) 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: _____ TBD 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: TBD
- Source(s) of supply for the district: _____

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: Cameron hinsdale, LLC
- Date application submitted or anticipated: Spring 2026
- Proposed source(s) of supply for new district: Town of Camillus Water Line on Hinsdale RD

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: _____ TBD 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): 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: METROPOLITAN SYRACUSE
- Name of district: _____
- 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

• Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: <u>TBD</u>	☒ Yes ☐ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. <u>TBD - sketch plan show preliminary configuration</u> _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>TBD - Sketch plan shows preliminary configuration</u> _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

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 The applicant is currently performing a traffic study with GTS Consulting If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. 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>None</u> Proposed <u>436</u> Net increase/decrease _____ 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: It is anticipated there will be a full interection at Hinsdale Rd with a new Town Rd passing through the project and Connecting Warners Rd. Wideing of Hinsdale Rd 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 If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): National Grid 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%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____		

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>Construction will only occur M-F during work hours 9am-5pm.</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>Development will include the removal of forested area on site that may be acting a visual and noise buffer to the South</u>	
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>Street pole lighting, and wall mounted residential lighting</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>Development will include the removal of forested area on site that may be acting a visual and noise buffer to the South</u>	
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): _____	
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: <u>TBD</u> tons per _____ (unit of time) • Operation : <u>TBD</u> 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: <u>TBD</u> • Operation: <u>TBD</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>TBD</u> • Operation: <u>TBD</u>	

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	☐ Rural (non-farm)
ii. If mix of uses, generally describe: _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.67 Ac	13 Ac	+8.33 Ac
• Forested	13 Ac	0 Ac	-13 Ac
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10 Ac	3 Ac	-7 Ac
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: <u>Landscaping / Green Space</u>		11.67	+11.67 Ac

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment:	☐ Yes ☒ No
• Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	
ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	☐ Yes ☒ No ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	☐ Yes ☒ No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

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? _____ >6.5 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WaC</td> <td style="width: 20%; text-align: right;">65 %</td> </tr> <tr> <td>WaA</td> <td style="text-align: right;">10 %</td> </tr> <tr> <td>LvB</td> <td style="text-align: right;">10 %</td> </tr> </table>		WaC	65 %	WaA	10 %	LvB	10 %						
WaC	65 %												
WaA	10 %												
LvB	10 %												
d. What is the average depth to the water table on the project site? Average: _____ feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">88 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">2 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">10 % of site</td> </tr> </table>		☒ Well Drained:	88 % of site	☒ Moderately Well Drained:	2 % of site	☒ Poorly Drained	10 % of site						
☒ Well Drained:	88 % of site												
☒ Moderately Well Drained:	2 % of site												
☒ Poorly Drained	10 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">97 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">3 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	97 % of site	☒ 10-15%:	3 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	97 % of site												
☒ 10-15%:	3 % of site												
☐ 15% or greater:	_____ % 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"></td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)		
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)													
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: _____													
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: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Deer _____ Squirrels _____ 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): _____ _____ _____	
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: _____ iii. Brief description of attributes on which listing is based: _____	
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>The Erie Canal Trail and Park</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>Nature Trail</u> iii. Distance between project and resource: <u><1 Mile</u> 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 Cameron Hinsdale, LLC Date 07/15/2025

Signature  Title Member

PRINT FORM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Alexandria Samoray

From: dec.sm.FWWjurisdiction <FWWjurisdiction@dec.ny.gov>
Sent: Tuesday, July 8, 2025 12:44 PM
To: Alexandria Samoray
Subject: Wetlands Determination Request

Hello Alex,

This email confirms you have successfully submitted a request to the New York State Department of Environmental Conservation for a freshwater wetlands jurisdictional determination of your project or parcel(s).

Please confirm the information submitted below. If any of the information is incorrect, please resubmit your request.

Thank you,

Responses:

Name: Alex Samoray

Telephone Number: 315-445-7980

Email Address: as@keplingerfreeman.com

Mailing Address: 6320 Fly Rd, East Syracuse, NY, 13057, USA

Parcel County: Onondaga County

Primary Parcel ID: 017.-04-48.1

Criteria
Spatial
Results

1. Navigate to your area of interest

Option A: Zoom too County or Municipality

select County...
select Municipality...
Zoom

Option B: Find an Address Location

13644 Warners Rd, Syracuse, NY, 13209
H Find Address

2. Define or refine the location/area for your search

Click a button below to activate the draw tool and draw the shape on the map

Point
Line
Area
Rectangle
Circle
Polygon

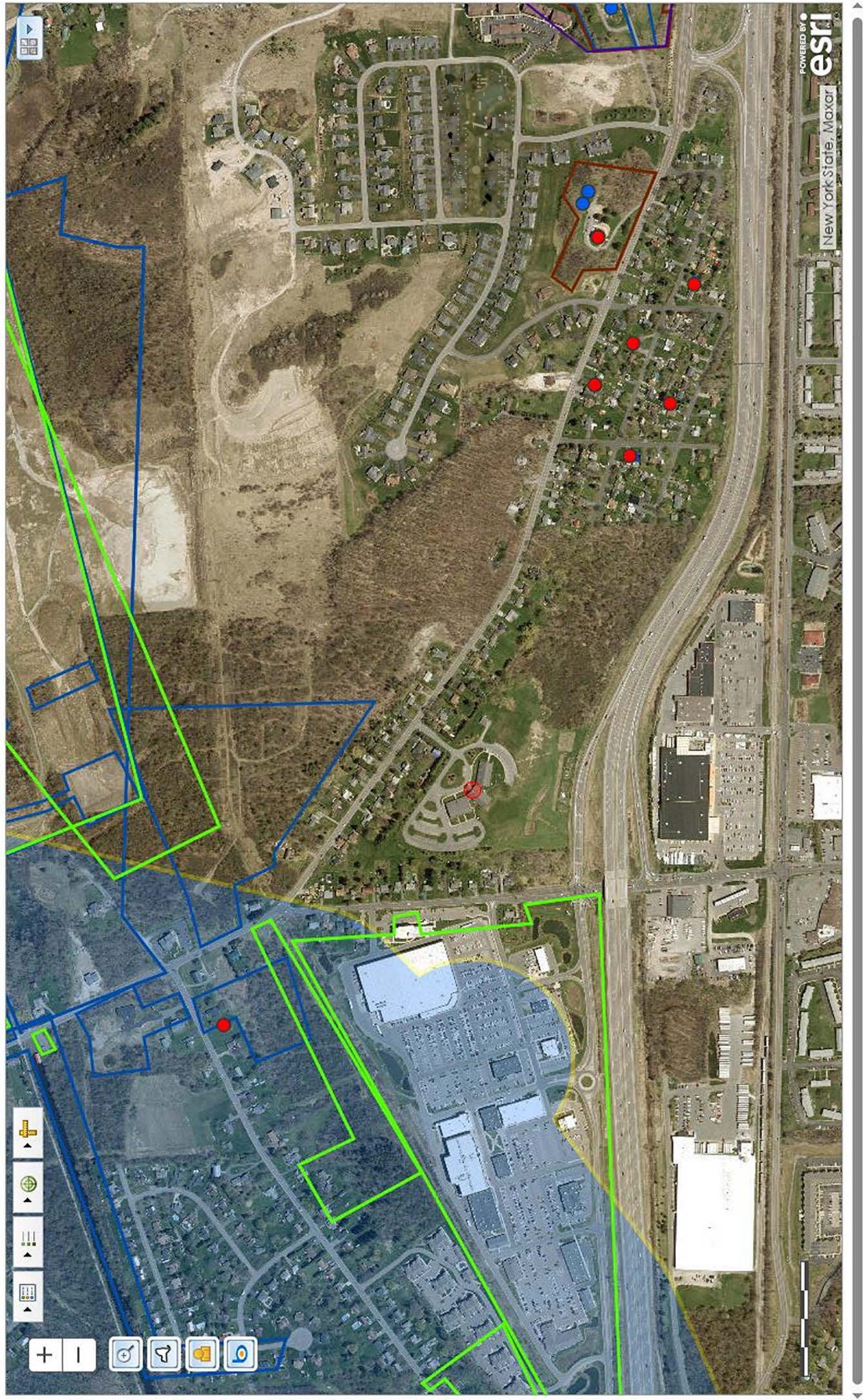
3. Generate a search radius around your graphic (Optional)

Generate a search radius around your graphic

Generate a search radius around your graphic
Footnote
butler
C- Generate Buffer

Hsearch
Reset

Page 70 of 96



Base Map: Satellite with Labels v Using this map

An aerial photograph of a suburban area. A red square marker is placed on a road in the lower-left quadrant. The map features several colored overlays: a large yellow area on the left, a green area at the bottom left, and several blue and purple shapes scattered across the landscape. In the bottom right corner, there is a scale bar and a coordinate label: -76.259, 43.061. The map also shows various commercial buildings, including a Costco, a Staples, and a Dollar Tree, as well as a residential development with many houses. A large body of water is visible on the right side of the image.



T Consulting

1396 White Bridge Road
Chittenango, NY 13037
Tel: (315) 391-5110

July 25, 2025

Cameron Group, LLC
240 Township Boulevard – Suite 20
Camillus, NY 13031

Attn: Mr. Joseph Goethe

**Re: Proposed Camillus Apartments & Retail Development – Traffic Impacts
Hinsdale Road/Warners Road, Town of Camillus, NY**

Dear Mr. Goethe:

I have reviewed the information you provided and I have provided a proposal to complete a full traffic impact assessment for the proposed Camillus Apartments & Retail development on the east side of Hinsdale Road in the Town of Camillus, NY.

The project site is located to the east of Hinsdale Road and to the south of Warners Road, along the north side of NYS Route 5 in Camillus NY. The site is currently vacant. The proposed development includes approximately 175 apartments with 30,000 SF of retail space. Access to the development will be provided via a new town roadway connecting to Hinsdale Road opposite the southern Township 5 driveway, and to Warners Road approximately 600 feet to the west of Oakley Road. The southern Township 5 driveway is proposed to be converted from right in/right out only access to full access.

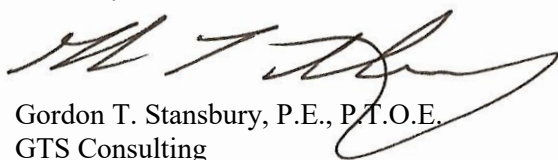
GTS Consulting has extensive experience in the Town of Camillus having completed the traffic impact studies for the original Township 5 development and subsequent changes, the Camillus Pointe Senior Apartments, and the previously proposed Dunkin' development in the immediate project area. GTS Consulting has also completed numerous studies along the Genesee Street corridor to the south of the project area for the West Genesee School District and various retail developments.

The traffic impact study that will be completed for the proposed Camillus Apartments and Retail development will identify traffic impacts associated with both the proposed development and the new town road between Warners Road and Hinsdale Road, as well as any necessary mitigation improvements to address those impacts.

I am confident that appropriate mitigation will be feasible in the area to address any impacts identified and that with that mitigation, the proposed development will have no significant or adverse impacts on traffic operations in the area. I also anticipate that the proposed new roadway will provide some level of improvement to existing operational deficiencies at the Hinsdale road/Warners Road intersection.

If you have any questions or need additional information, please call.

Sincerely,



Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting



Central New York's Water Authority
www.ocwa.org

200 NORTHERN CONCOURSE
P.O. BOX 4949
SYRACUSE, NY 13221-4949

PHONE: (315) 455-7061
FAX: (315) 455-8510

August 5, 2025

Rick@CameronLLC.com

Re: Tax Map Parcels No. 017.-04-48.1
3644 Warners Road
Town of Camillus

Dear Rick,

Regarding the above parcel 017.-04-48.1, we hereby advise you that our water service is available under OCWA's rules and regulations.

This property is not currently part of an established water district. Please provide documentation to OCWA that the Town has included this property in an existing water district or has created a new water district to encompass this property.

Very truly yours,

OCWA

A blue ink signature of Stephen J. Drake, written in a cursive style.

Stephen J. Drake
Water Systems Construction Engineer

sjd:ng
pc: Misc. file

OFFICE OF THE SUPERVISOR

TOWN OF CAMILLUS
4600 WEST GENESEE STREET
SYRACUSE, NEW YORK 13219

JOHN FATCHERIC
SUPERVISOR

PHONE: (315) 488-1335

FAX: (315) 488-8768

JFATCHERIC@TOWNOFCAMILLUS.COM



July 16, 2025

Camillus Town Board
4600 West Genesee Street
Syracuse, NY 13219

RE: Zone Change Application for Church Street Station Project

Fellow Board Members:

As Third Ward Councilor, the Church Street Station Project falls within my jurisdiction.

I have been kept informed by the project management of the required zone change application.

The PUD application has my full endorsement and support.

Regards,

A handwritten signature in cursive script that reads "Joy Flood". The signature is fluid and elegant, with the first and last names clearly legible.

Joy Flood
Councilor
Third Ward, Town of Camillus



CAMERON GROUP^{LLC}

September 26, 2025

Jacqueline Wynarczyk
2217 W Genesee Tpke
Camillus, NY 13031

Re: Letter of intent for parcel nos. 017.-04-05.0 (75'X175'), & 017.-04-06.0 (75'X175'), both located on Hinsdale RD in Camillus, NY

The purpose of this letter of intent ("**LOI**") is to set forth the basic terms and conditions with respect to the proposed sale by the seller and purchase by the buyer of the above referenced combined premises which is contingent upon the preparation of a purchase and sale agreement that is mutually satisfactory to both the seller and the buyer (the "**Purchase And Sale Agreement**"). The Purchase And Sale Agreement shall include, but is not limited to, the terms and conditions stated generally as follows:

Seller: Jacqueline Wynarczyk

Buyer: Cameron Group, LLC

Premises: Vacant adjacent land situated on Hinsdale RD depicted as tax parcel nos. # 017.-04-05.0, And 017.-04-06.0

Purchase Price: [REDACTED]

Earnest Money: [REDACTED] Refundable deposit to be paid by buyer and placed in escrow with the title company via wire within 5 days of a fully executed Purchase And Sale Agreement (the "**Refundable Deposit**"), which Refundable Deposit shall be applied against the Purchase Price at closing.

Closing Costs: Closing costs and prorations shall be paid by buyer in accordance with local real estate practice. Will not pay for seller attorney fees

Broker Commission: Not applicable.

120 Kasson Road, Po Box 360 ♦ Camillus, New York 13031
Telephone (315) 362-8800
www.cameronllc.com



CAMERON GROUP^{LLC}

Fees And Expenses: Notwithstanding anything herein to the contrary, seller and buyer shall bear their own respective fees and expenses (including, without limitation, all legal and accounting fees) relating to this LOI, the arrangements contemplated herein, the negotiations leading to the Purchase And Sale Contract, and the preparation made for carrying the same into effect.

Title: At closing seller must convey to buyer fee simple, lien free, good and marketable title to the Premises ("Marketable Lien Free Title"). Seller will provide to buyer at least thirty (30) days prior to the closing, a title abstract for the Premises and a Title Company commitment that would insure Marketable Lien Free Title. All costs and fees associated with the title insurance, including but not limited to the title search/abstract, title commitment, title policy (owners and lenders, if any) and title premiums shall all be paid by the buyer. *Any new and/or updated surveys shall be paid by the buyer. Jw*

Closing: Closing shall occur by January 31, 2026, or earlier should seller have concluded necessary probate.

Possession: Possession shall be given at closing.

Exclusivity: So long as the parties are actively negotiating the execution of a Purchase And Sale Agreement in good faith and this LOI has not been terminated, the seller shall not discuss or negotiate with any other entity or individuals any sale or lease the premises.

If the foregoing is acceptable to, please execute where indicated below. We look forward to working with you.

Seller:

JACQUELINE WYNARCZYK

By: *Jaqueline Wynarczyk*

Date: 9/29/2025

Buyer:

CAMERON GROUP, LLC

Name: *[Signature]*

Date: September 26, 2025

120 Kasson Road, Po Box 360 ♦ Camillus, New York 13031
Telephone (315) 362-8800
www.cameronllc.com

**Onondaga County Industrial Development Agency
SEQRA Review – Church Street Station
Dated: November 13, 2025**

Attachment to Part 3 of the Full Environmental Assessment Form

I. Description of the Project

In August 2025, Cameron Hinsdale LLC (the “Applicant”) submitted an application (the “Application”) to Onondaga County Industrial Development Agency (“OCIDA”), requesting OCIDA consider undertaking a project (the “Project”) for the benefit of the Applicant. The proposed Project, as amended, consists of the following:

(A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0, and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to nineteen (19) multi-unit housing buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of approximately three (3) buildings ranging in size from approximately 3,500 sq. ft. to 20,000 sq. ft. located on the Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the “Facility”); and (3) the acquisition and installation therein and thereon of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), such Project Facility to be used by the Applicant for a mixed use residential project to include up to approximately 22,000 sq. ft. of commercial space and up to approximately 234,000 sq. ft. of multi-family residential space (+/- 234 units);

(B) the granting of certain “financial assistance” with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the “Financial Assistance”); and

(C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Applicant and agreed upon by OCIDA.

II. Initial Review of the Application

Relevant to the State Environmental Quality Review Act (“SEQRA”)¹ review, with the Application the Applicant submitted the following supplemental documentation: (1) an aerial photograph of the Project site with an overlay of the proposed Project development; (2) copies of relevant land

¹ References to SEQRA herein refer to both the State Environmental Quality Review Act (Article 8 of the Environmental Conservation Law) and its implementing regulations at 6 NYCRR Part 617.

use planning documents; (3) screenshots of New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) Cultural Resources Information System (“CRIS”) maps; (4) an email from New York State Department of Environmental Conservation’s (“NYSDEC”) dated July 8, 2025, confirming receipt of the freshwater wetlands jurisdictional determination request for the Project; (5) a letter from GTS Consulting dated July 25, 2025, confirming the firm had been retained to prepare a Traffic Impact Study for the Project; (6) a letter from Onondaga County Water Authority dated August 5, 2025, confirming water service availability at the Project site; (7) a letter from Joy Flood, Town of Camillus Third Ward Councilor, dated July 16, 2025, indicating support of the related Town of Camillus zone change application; and (8) Part 1 of the Full Environmental Assessment Form (“EAF”).

Following receipt of the Application, OCIDA carefully examined Part 1 of the EAF and the above-listed supporting information provided by the Applicant in relation to the proposed Project description. OCIDA created a list of potential deficiencies or discrepancies in Part 1 of the EAF, as well as places on Part 1 of the EAF where additional information was required from the Applicant. Thereafter, OCIDA met with the Applicant to discuss the Project and Part 1 of the EAF. OCIDA requested the Applicant revise and supplement Part 1 of the EAF, which the Applicant did on September 8, 2025. In addition, OCIDA requested the Applicant inform OCIDA of any updates to the Project scope, including any correspondence with other agencies regarding potential approvals or permits for the Project.

OCIDA noted that the Applicant engaged GTS Consulting to review the Project’s impacts on traffic and that GTS Consulting preliminarily opined that, “appropriate mitigation will be feasible in the area to address any impacts identified and that with that mitigation, the proposed development will have no significant or adverse impacts on traffic operations in the area... [and] the proposed new roadway will provide some level of improvement to existing operational deficiencies at the Hinsdale road/Warners Road intersection.” OCIDA informed the Applicant that GTS Consulting’s final report would be required for the SEQRA review.

OCIDA determined it wished to serve as lead agency for the SEQRA review of the Project and that it had sufficient information to move forward with the SEQRA coordination process at its September 11, 2025 meeting.

III. Initiation of the SEQRA Coordination Process

On September 11, 2025, OCIDA adopted a resolution indicating its intent to serve as lead agency for the SEQRA review and preliminarily classified the Project as a “Type I” action. In accordance with SEQRA, OCIDA sent coordination letters to identified involved agencies, with Part 1 of the EAF for the Project and a copy of the Application.² OCIDA submitted the SEQRA coordination letter and documentation to OPRHP through its CRIS portal.

² OCIDA identified the following agencies as potentially “involved agencies” as that term is defined in SEQRA: Town of Camillus Planning Board, Town of Camillus Zoning Board of Appeals, Town of Camillus Town Board, Town of Camillus Police Department, Town of Camillus Volunteer Fire Department, Onondaga County Water Authority, Onondaga County Department of Transportation, Onondaga County Planning Board, Onondaga County Department of Water Environment Protection, Onondaga County Health Department, OPRHP, New York State Department of Environmental Conservation, and New York State Department of Transportation.

In the letter which accompanied the EAF, OCIDA provided a brief description of the Project and indicated that it was seeking to serve as lead agency for the SEQRA review. OCIDA requested the involved agencies consent to its proposed service as lead agency for coordinated SEQRA review. OCIDA also requested the involved agencies provide any comments they might have on the potential impacts of the Project.

A. Agency Responses

On September 16, 2025, OCIDA received a response from OPRHP indicating the Project will not impact archaeological or historic resources listed in or eligible for the New York State and National Registers of Historic Places. OPRHP did not offer any substantive comments on the Project.

On September 25, 2025, OCIDA received responses from the New York State Department of Transportation (“NYSDOT”) and Onondaga County Department of Transportation (“OCDOT”) indicating support for OCIDA’s role as lead agency for the SEQRA review and providing substantive comments on the Project.

NYSDOT requested a site plan for the Project as well as a Traffic Impact Statement. NYSDOT noted that the Applicant will be required to submit a Stormwater Pollution Prevention Plan (“SWPPP”) for NYSDOT review and that no additional stormwater flow will be allowed into the State right-of-way (“ROW”) along State Route 5. NYSDOT also requested a copy of the lighting plan for any proposed outdoor lighting and noted no glare or light spillage onto State ROW will be permitted. Lastly, NYSDOT confirmed that a highway work permit is required for any work within the State ROW and coordination with NYSDOT’s regional highway work permit group will be required.

OCDOT indicated that there are no prior approvals that access will be granted at the proposed locations along Hinsdale Road (County Route 209) and Warners Road (County Route 63). OCDOT further requested a traffic study for the Project and stated that all highway and traffic signal improvements will be the sole responsibility of the Applicant.

On October 16, 2025, OCIDA received a response from the New York State Department of Environmental Conservation (“NYSDEC”) confirming it had no objection to OCIDA serving as lead agency for the SEQRA review and offering substantive comments on the Project and potentially applicable NYSDEC permits and/or approvals. NYSDEC noted that no waterbodies appear on regulatory maps of the Project site and therefore a Protection of Waters Permit is likely not required. NYSDEC advised that a freshwater wetlands jurisdictional determination is required and if the Project site contains regulated wetlands, a Freshwater Wetlands Permit may be required. NYSDEC also advised that the Applicant must obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities (GP-0-25-001) and must submit the SWPPP to the Town of Camillus for review and acceptance due to the Town’s status as a Municipal Separate Storm Sewer System (“MS4”). NYSDEC indicated it reviewed the State’s Natural Heritage Records and determined the Project site is located within or near records of the Pied-billed Grebe (*Podilymbus Podiceps*). NYSDEC determined that no adverse impacts to Pied-billed Grebes are anticipated to result from the Project and an Article 11 Incidental Take Permit is

not required. NYSDEC further recommended voluntary implementation of certain forest management practices from November 1 to March 31 to protect potential Northern Long-eared Bats and their hibernaculum. NYSDEC indicated that if the Project will involve the construction of new water pollution control facilities or modifications to existing facilities, including sanitary sewer extensions, plan approvals will be required from NYSDEC's regional Division of Water and/or the delegated local Health Department (Onondaga County Health Department). NYSDEC indicated that it reviewed OPRHP records and noted the Project is located within an area considered to be sensitive with regard to archaeological resources. Lastly, NYSDEC advised that other approvals may be necessary beyond those detailed in its letter.

OCIDA met with the Attorney for the Town of Camillus to discuss the Project, the SEQRA review, and the Applicant's pending application for a zone change (planned use development). The Town Attorney advised that the Town Board held a public hearing on the proposed zone change (Local Law F-2025). The public hearing was open during Town Board meetings held on September 23, October 14 and 28, 2025. In total, three public comments were received. One commenter requested information on tax impacts and sidewalks, another expressed concerns about the buffer areas and increased traffic, and a third spoke in support of the Project and the positive impact it will have on housing needs. The Town Supervisor advised the commenter with concerns to participate in the Planning Board review process. As an involved agency, the Town cannot act on the zone change application until OCIDA concludes the SEQRA review of the Project.

OCIDA sent a SEQRA coordination letter to the Onondaga County Planning Department. While OCIDA did not receive a response, the Planning Board reviewed the Project pursuant to General Municipal Law 239-m in relation to the zone change application. The Board adopted a resolution regarding the Project at its November 5, 2025 meeting. The Board recommended the approval of the Project with modifications, including the incorporation of additional trees along road frontages, buildings, and parking lots, the addition of community spaces within the Project site. The Board also offered various recommendations for consideration during the Town's site plan review process.

OCIDA did not receive responses or comments from the other involved agencies. Copies of all correspondence with agencies are maintained in OCIDA's records, which are available for public inspection.

B. Collection of Necessary Information

Following transmittal of Part 1 of the EAF to the involved agencies, OCIDA continued to collect and review information relevant to the environmental impacts of the Project. The Applicant submitted several supplements to its Application based on the progression of Project planning. The Applicant updated its Application to include two additional parcels on Hinsdale Road (Tax Map Parcels 017.-04-05.0, and 017.-04-06.0) totaling 0.6 acres which will be used for stormwater facilities.³ The Applicant also submitted a concept site plan, showing precise locations for the

³ OCIDA noted discrepancies in the total Project acreage listed on Project documents. OCIDA confirmed with the Applicant that the Project scope includes 22.28 acres. This acreage includes the two additional parcels on Hinsdale Road.

planned retail and residential structures, parking facilities, entry and exit points, public roadway, stormwater facilities, greenspace, and landscaping features.

The Applicant submitted the Traffic Impact Study prepared by GTS Consulting, dated September 8, 2025. Traffic impacts are discussed in detail below, but in summary, the Traffic Impact Study concluded the additional traffic generated by Project, “will have no notable or significant impact on traffic operations in the area on Hinsdale Road or Warners Road” provided the Applicant implements certain recommended mitigation measures. The Traffic Impact Study further concluded that, “the proposed public road through the development between Hinsdale Road and Warners Road will provide a benefit to the Town of Camillus and residents in the area by reducing delays at the existing intersection of Hinsdale Road with Warners Road significantly reduced westbound traffic turning left off Warners Road.” OCIDA provided copies of the Traffic Impact Study to NYSDOT and OCDOT as requested by the agencies.

On October 21, 2025, OCIDA sent an update letter to the involved agencies advising them of the addition of the two parcels along Hinsdale Road to the Project scope. The update letter included a copy of the concept site plan and revised Part 1 of the EAF.

In early November 2025, the Applicant revised the Project to remove a retail building and to instead include an additional residential building in the same location. The Project change brought the total number of residential units to approximately 234 units, including approximately 46 units designated as workforce housing. The Applicant indicated the revised plan would not result in additional impervious surface square footage on the Project site. The Applicant consulted with the Town of Camillus regarding the change in the number of residential units as well as its traffic engineer, GTS Consulting, regarding any necessary updates to the previously completed Traffic Impact Assessment. The Applicant submitted written confirmation from GTS Consulting that the change of one building from retail to residential, with the addition of approximately 59 apartment units and the reduction in retail space, would reduce overall trip generation, particularly during the evening and Saturday peak hours. Further, the Applicant submitted written confirmation from the Town of Camillus Supervisor that the Town supports the Project change to include additional residential units.

IV. Determination of Significance – Reasons Supporting the Negative Declaration

In making its determination of significance, OCIDA⁴ analyzed the Project and its environmental setting. OCIDA utilized the criteria specified in 6 NYCRR Part 617.7, examined Parts 1 and 2 of the EAF for the Project, requested additional information from the Applicant, examined comments from involved agencies, and studied potential impacts. This information, together with other available supporting information, including OCIDA’s knowledge of the Project properties, led to the finding that there are no significant environmental impacts associated with the Project.

A. Impact on Land

The Project is located in a developed area within the Town of Camillus, Onondaga County, New York. Specifically, the Project site is located between commercial and mixed use development

⁴ OCIDA retained environmental counsel to provide guidance during the SEQRA review.

(Township 5) to the west, State Route 5 to the south, commercial development to the north (existing church facility), and residential development to the north and east. The majority of the Project site is currently undeveloped, however there are three existing residential structures on Hinsdale Road (532, 534, and 536 Hinsdale Road) that will be demolished during Project construction. A portion of the Project site addressed at 3644 Warners Road is maintained by the current owner as lawn space, and the remainder of the Project site has tree and/or brush cover. The existing structures associated with the church facility at 3644 Warners Road will remain in their current locations and will not be impacted by the surrounding Project development. No excavation, beyond construction grading, is planned for the Project. The Project does not involve construction on land where depth to water table is less than three feet, nor does it involve construction on slopes of 15% or greater. Erosion impacts are expected to be minimal and appropriate mitigation measures will be implemented during construction through the SWPPP and SPDES General Permit. Following completion of construction, the Project site will be appropriately revegetated with grass and landscaping, and no erosion impacts are expected. Based on its analysis, OCIDA has determined that impacts to land will be small.

B. Impact on Surface Water

A SWPPP will be prepared for the Project to address stormwater runoff from construction activities and the Applicant will obtain coverage under NYSDEC's SPDES General Permit for Construction Activities (GP-0-25-001). The Town of Camillus is a MS4 and the Applicant will submit the SWPPP to the Town for review and acceptance. The Applicant will work with NYSDEC and the Town of Camillus to address any stormwater management concerns. The Project includes expansion of impervious surfaces and stormwater will be directed to on-site stormwater management facilities then discharged into existing municipal systems. Any stormwater management will be constructed and maintained in accordance with applicable laws and standard construction best management practices ("BMPs") and will not impact adjacent properties, including to State Highway ROW along State Route 5.

NYSDEC's environmental resource mapper does not identify any wetlands (NYSDEC informational or National Wetland Inventory) on the Project site. Notwithstanding, the Applicant requested a Freshwater Wetlands Jurisdictional Determination from NYSDEC. The Applicant will comply with NYSDEC requirements and guidance regarding impacts to wetlands. If necessary, the Applicant will request a Freshwater Wetlands Jurisdictional Determination from the United States Army Corps of Engineers. Further, in its response to OCIDA'S SEQRA coordination letter, NYSDEC indicated there are no waterbodies on the Project site and a Protection of Waters Permit is not required. OCIDA has concluded that impacts to surface water will be small.

C. Impact on Groundwater

The Project is located over a principal aquifer and primary aquifer and OCIDA carefully analyzed potential impacts to groundwater. The Project will not create an additional demand for groundwater. The Applicant consulted Onondaga County Water Authority ("OCWA") to confirm the Project site can be served by existing water facilities. OCWA confirmed that no onsite expansion of the water district is required, and existing lines already serve the Project site. The residential buildings and retail buildings will generate sanitary wastewater, but these new

structures will be connected to existing municipal sewage systems. The Project will not cause any wastewater discharges to groundwater. The Applicant will work with NYSDEC and the Onondaga County Health Department to permit and construct any necessary sanitary wastewater facilities. The Project does not propose the bulk storage of petroleum or chemical products. OCIDA has accordingly determined that impacts to groundwater will be minimal.

D. Impact on Flooding

Publicly available Federal Emergency Management Agency (“FEMA”) Regulatory Flood Insurance Maps⁵ indicate the Project is located in Zone X, which is an “area of minimal flood hazard.” Additionally, the Project is not located in a designated floodway, 100-year floodplain, or 500-year floodplain. As discussed in Section IV(C) above, onsite stormwater will be managed under SPDES Permit and SWPPP, and stormwater facilities will be permitted and approved by NYSDEC and the Town of Camillus. OCIDA has determined there will be no impacts to flooding.

E. Impact on Plants and Animals

The Project will generally impact plants and animals on the Project site as the site will be cleared and developed with residential and commercial facilities and associated parking and transportation infrastructure. The Project site is surrounded on all sides by existing development, including State Route 5 and the large Township 5 development. Given the developed nature of the greater Project area, impacts to plants and animals will be reduced. Additionally, the Applicant plans to include greenspace in the Project design as well as landscaping installations throughout the site. In its response to OCIDA’s SEQRA coordination letter, NYSDEC indicated that the Project site is located within or near records of the Pied-billed Grebe (*Podilymbus podiceps*) however, NYSDEC determined that no adverse impacts to Pied-billed Grebes are anticipated to result from the Project and an Article 11 Incidental Take Permit is not required. However, if a Pied-billed Grebe is observed during Project construction, the Applicant must comply with all applicable statutory and regulatory provisions and, if necessary, apply for an Article 11 Incidental Take Permit. NYSDEC further recommended voluntary implementation of certain forest management practices from November 1 to March 31 to protect Northern Long-eared Bats (“NLEB”) and their hibernaculum. Importantly, NYSDEC acknowledged that it has no records of the NLEB on the Project site. OCIDA agrees with NYSDEC’s recommendation in relation to voluntary NLEB construction practices and encourages the Applicant to implement such practices. OCIDA has concluded that the statutory and regulatory protections for threatened and endangered species, including the Pied-billed Grebe, are sufficient to mitigate any potential impacts from the Project. Thus, OCIDA has determined that impacts to plants and animals will be small.

F. Impact on Aesthetic Resources

The Project will be visible from publicly accessible vantage points, including State Route 5, Hinsdale Road, and Warners Road. The public may view the Project during routine travel, including travel to and from work. As discussed elsewhere herein, the Project area is commercially and residentially developed and construction of the Project will not change the nature of the views

⁵ FEMA maps available at:

<https://msc.fema.gov/portal/search?AddressQuery=3664%20warners%20road%2C%20camillus%2C%20ny>.

from State Route 5, Hinsdale Road, or Warners Road. Based on OCIDA's review of the Project location, OCIDA does not believe the Project will be visible from any officially designed federal, state, or local scenic or aesthetic resources. OCIDA acknowledges that the Project may be visible from adjacent residential properties along Warners Road and on Westfall Street and Westover Street. Based on the concept site plan submitted by the Applicant, a vegetative buffer will remain between the Project and the residential properties. Chapter 30, Article X of the Town of Camillus Code contains provisions that require certain buffer strips between residential and non-residential development. The residential landowners will be able to participate in the Town of Camillus Planning Board review of the proposed site plan. OCIDA has concluded impacts to aesthetic resources will be minimal.

G. Impact on Historic and Archaeological Resources

The Project site is not located within an archaeological sensitive area as designated on Town of Camillus mapping.⁶ OCIDA received a response from OPRHP indicating the Project will not impact archaeological or historic resources listed in or eligible for the New York State and National Registers of Historic Places. Based on this review, OCIDA has concluded the Project will not impact historic or archaeological resources.

H. Impact on Open Space and Recreation

A portion of the Project site is undeveloped land which will be cleared for Project construction. The entirety of the Project site is privately owned and is not currently used for public recreation. Development of the Project will not reduce available recreational opportunities and instead will provide additional opportunities due to proposed connection to existing pedestrian and bicycle routes. Like the Onondaga County Planning Board, OCIDA encourages the Applicant to add additional community spaces, such as trails and playgrounds, to the site plan it submits to the Town of Camillus for approval. OCIDA has concluded the Project will have minimal impacts on open space and recreation.

I. Impact on Transportation

The Project involves construction of a new public roadway connecting Hinsdale Road opposite the existing southern access to Township 5, and to Warners Road, approximately 600 feet to the west of Oakley Road. The new public roadway will traverse the Project site. The southern Township 5 driveway is proposed to be converted from right in/right out only access to full access.

The Applicant's engineering firm, GTS Consulting, completed a Traffic Impact Study for the Project, dated September 8, 2025. OCIDA notes that GTS Consulting is a reputable traffic engineering firm and the Traffic Impact Study was prepared by a professional engineer with a certification as a Professional Traffic Operations Engineer. Thus, OCIDA finds the Traffic Impact Study to be a credible analysis of the Project's impacts on traffic and transportation. Further, the Applicant submitted written confirmation from GTS Consulting that the change of one structure from commercial to residential, including the addition of approximately 59 apartment units and

⁶ Town of Camillus mapping is available at:
<https://townofcamillus.com/controls/maps/?Section=Maps&Page=Camillus&Topic=Arc&Map=Hist-al>.

reduction of commercial space, will improve traffic impacts associated with the Project. GTS Consulting opined that the change will improve trip generation during evening and peak Saturday hours.

GTS Consulting visited the Project site on May 16 and 18, 2024 and August 7 and 9, 2025 to collect traffic volume, gap data, speed data, and queuing data on Hinsdale Road between Warners Road and the State Route 5 westbound offramp intersection. GTS Consulting also analyzed historic traffic volumes obtained from the NYSDOT Traffic Data Viewer website. GTS Consulting concluded that there are no concerns with existing traffic operations on Hinsdale Road in the vicinity of the Project as there are sufficient gaps in traffic and clear sight lines as well as acceptable delays at adjacent intersections. GTS Consulting also analyzed traffic safety data related to predicted and actual accidents at the Hinsdale Road/Warners Road intersection, Hinsdale Road/State Route 5 westbound offramp/Township Boulevard intersection, Hinsdale Road/State Route 5 eastbound onramp intersection, Hinsdale Road/Fastrac/Home Depot intersection, Hinsdale Road/Milton Road intersection, and along Hinsdale and Warner Roads. The Traffic Impact Study used predicted 2030 traffic volumes. GTS Consulting completed a traffic signal warrant analysis for the Hinsdale Road/Township 5 driveway/Project public road intersection to confirm whether a signal is warranted at this intersection. GTS Consulting concluded a traffic signal is warranted based on projected peak hour volumes and delays during the weekday evening and Saturday midday peak hours.

The Traffic Impact Study recommended the following mitigation measures: (1) construction of a 250-foot northbound left turn lane on Hinsdale Road at the southern Township 5/proposed Project public road intersection; (2) construct a 100-foot southbound left turn lane on Hinsdale Road at the southern Township 5/proposed Project public road intersection; (3) construct a 150-foot eastbound right turn lane on the south Township 5 access driveway at Hinsdale Road; and (4) construct a 150-foot eastbound right turn lane on the south Township 5 access driveway at Hinsdale Road. Finally, the Traffic Impact Study concluded that the proposed Project public road through the development between Hinsdale Road and Warners Road will provide a benefit to the Town of Camillus and residents in the area by reducing delays at the existing intersection of Hinsdale Road with Warners Road significantly reduced westbound traffic turning left off Warners Road.

OCIDA understands that NYSDOT and OCDOT will review the Traffic Impact Study and proposed Project transportation infrastructure prior to granting necessary access point approvals on Hinsdale Road and Warners Road and require appropriate mitigation measures to offset potential impacts to traffic. Additionally, the Town of Camillus will review the site plan application in relation to pedestrian and bicycle infrastructure, the proposed public roadway, and general site access. The Applicant stated it will provide plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes.

The existing Township 5 development is accessible on public transportation through several routes on the Central New York Regional Transportation Bus System (“Centro”). From Township 5, a rider can access Centro’s Transit Hub at 599 Salina Street in the City of Syracuse and transfer to buses servicing much of central New York, as well as additional transportation networks such as Amtrak and Greyhound services and the Syracuse Hancock International Airport. A rider can also take a Centro bus directly from Township 5 to the City of Auburn (approximately 20 miles to the

west). Centro bus routes also serve and connect to area colleges and universities. The existing public transportation routes will sufficiently serve the Project and will allow residents the ability to use public transportation to access employment and educational facilities. Similarly, the public will be able to use public transportation to access employment opportunities and retail establishments at the Project site. The Township 5 development has many self-contained resources for residents and patrons, including retail shopping, medical facilities, and restaurants. The Project will provide pedestrian access between the residential and commercial development on the Project site and Township 5, benefitting residents and patrons of both developments.

OCIDA reviewed Syracuse Metropolitan Transportation Council's 2050 Metropolitan Transportation Plan dated September 2025⁷ ("2050 Plan") and determined the Project is consistent with the goals and strategies discussed therein, including the development of walkable "strong centers" with jobs, housing, shopping, dining, culture, public spaces, entertainment, transportation, and services. The 2050 Plan also noted that the Micron development is expected to add 19,284 households to the greater Syracuse region by 2045, and the 2050 Plan generally predicts the addition of 42,804 new households by 2050.

Given the thorough review and analysis of proposed impacts to transportation, including impacts to traffic, pedestrian access, and the availability of public transportation, OCIDA has concluded that the identified moderate impacts to transportation will be adequately mitigated by Project design elements and therefore not significant as that term is used in SEQRA.

J. Impact on Energy

There will be new energy demands during Project construction and operation. The Project does not involve a new or upgraded substation. The Project involves new electrical connections for more than 50 residential units and connections to new retail uses. However, electrical service is already available at the Project site. Once complete, the Project will involve heating and cooling of approximately 256,000 square feet of residential and commercial space. The Project involves high-density housing development, which results in lower energy impacts compared to single-family residential development. The Project also involves connection to existing public transportation routes and pedestrian and bicycle infrastructure, partially mitigating energy impacts from transportation.

The New York State Energy Planning Board⁸ released the draft New York State Energy Plan ("Energy Plan") in July 2025.⁹ The Energy Plan recommends construction of housing to support

⁷ The Syracuse Metropolitan Transportation Council's Metropolitan Transportation Plan is available at: <https://smtcmtpo.org/wp-content/uploads/2025/10/2050-MTP-Full-Doc-FINAL.pdf>.

⁸ The New York State Energy Planning Board is comprised of numerous State agency representations including the Commissioner, President, and CEO of Empire State Development, the Commissioner of the Department of Agriculture, the Commission of NYSDEC, the Commissioner of the Department of Health, the Commissioner of the Department of Labor, the Commissioner of the NYSDOT, the Commissioner of the Division of Homeland Security and Energy Services, the Commissioner of New York State Energy Research and Development Authority, and the Commissioner of the Public Service Commission, as well as the Chancellor of the State University of New York, the President and CEO of New York Independent System Operator, the Chair of the New York State Assembly Energy Committee, and an appointee by the Temporary President of the New York Senate.

⁹ The draft 2025 New York Energy Plan is available at: <https://energyplan.ny.gov/Plans/Draft-2025-Energy-Plan>.

jobs in new industries, including clean energy. The Energy Plan also recommends and prioritizes construction of high-density residential units which reduce energy consumption. Further, the Energy Plan recognizes the importance of energy efficient residential construction for low- and moderate-income residents. The proposed Project development involves construction of brand-new residential units which will be properly insulated to reduce heating and cooling costs, and will include energy-efficient construction methods, heating, ventilation, and air conditioning systems, and appliances. The Applicant confirmed that energy-saving strategies will be integrated into the Project design, including upgraded insulation and energy-efficient windows. All construction must comply with the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code as enforced by the Town of Camillus. This will result in lower energy consumption as well as lower energy bills for residents. The Energy Plan states that, “[h]igher-density and infill development enables more energy efficient buildings and optimizes energy infrastructure use, limiting the expansion and operational costs of energy-intensive systems. Such energy savings can add reliability and resilience to the grid and provide flexibility to meet growing energy needs.” The Project epitomizes high-density, infill development, as contemplated by the Energy Plan. The Energy Plan also recognizes the economic benefits of the proposed Micron facility in the Town of Clay and the housing needs that accompany the project.

Importantly, the Project intends to comply with the New York State All Electric Building Law, which becomes effective on January 1, 2026. The Law requires new construction buildings to use electric heat and appliances, instead of fossil fuels, to reduce greenhouse gas emissions. Construction and operation of the Project will use clean energy and avoid climate change impacts.

OCIDA has classified Project impacts to energy as moderate. However, given the importance of the Project and the addition of multi-family residential housing in Onondaga County, as well as the energy efficient measures proposed for Project construction and required compliance with the New York State Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, OCIDA concludes any impacts to energy are adequately mitigated and therefore not significant as that term is used in SEQRA.

K. Impact on Noise, Odor, and Light

There will be noise associated with construction of the Project. Noise impacts will be temporary and will cease following completion of construction. Once construction is complete, there will be general noise customary for retail and multi-unit residential development, including noise from traffic entering and exiting the Project site. There will be new exterior lighting installed as part of the Project, all of which will use current best practices to prevent off-site light spillage and will be dark-sky compliant. The Applicant must consult with NYSDOT regarding its lighting plan to ensure light does not spill onto State Route 5. The Applicant’s lighting plan will also be reviewed and approved by the Town of Camillus during the site plan review process. There may be temporary odors during construction from construction equipment, but odors are not expected to be significant and will cease following the completion of construction. The Applicant has proposed fenced trash receptacle facilities and enclosed garage bay facilities for roll out trash bins, which will contain any potential odors from residential and commercial waste generation. Dumpster location also requires a permit from the Town of Camillus. The Applicant must comply with Town of Camillus Code provisions regulating noise, lighting, and other development concerns during

Project construction and operation. Based on the above, OCIDA has determined impacts to noise, odor, and light will be small.

L. Consistency with Community Plans and Community Character

The Project includes multi-family residential apartment buildings and townhomes, as well as retail structures. The Project is designed to complement the existing Township 5 development located west adjacent across Hinsdale Road. The Township 5 development contains residential units, restaurants, bars, retail shopping, doctor's offices, residential structures, salons, recreational facilities, gas station, hotel, and a movie theater.¹⁰

The Town of Camillus adopted a Comprehensive Plan on January 10, 2017 ("Town Plan"). The Town Plan notes that due to social and economic changes, apartment homes and townhomes are increasing in popularity in the Town. The Town Plan encourages construction of a broad array of housing types to provide diverse housing opportunities. Further, the Town Plan points out the positive impacts of the Township 5 development, including the construction of Township Boulevard. The Plan identifies Hinsdale Road and State Route 5 as "designated arterial streets" and suggests that development should be channeled to collector streets, such as Warners Road, with planned intersections at places along the arterial streets. The Project, which includes multi-family apartments and townhomes, is consistent with the Town of Camillus Comprehensive Plan.

On July 5, 2023, Onondaga County adopted a comprehensive plan, Plan Onondaga.¹¹ Thereafter, in June 2024, the County adopted Housing Onondaga, which is a housing needs assessment for the County and meant to expand on housing-related issues identified in Plan Onondaga.¹² Housing Onondaga noted that residential rental growth in suburban areas of Onondaga County has increased since 2010 despite an undersupplied market. Additionally, the Housing Onondaga report found that the County needs more rental units outside the City of Syracuse generally and in response to development of the Micron facility in the Town of Clay. Specifically, the Housing Onondaga report indicated that up to 25,000 new housing units could be needed in Onondaga County by 2040 and that higher-density residential development is recommended to meet the County's needs. The report identified the Town of Camillus housing market demand as "well above average" and places the Town within the "Outer Ring West" sub-regional housing market. The report noted that the Outer Ring West had nearly 1,500 cost burdened renters as of 2022. Overall, the report concluded that the Outer Ring West will see a growing number of renter households, with or without Micron development, and identified the Town of Camillus as an opportunity area for new types of housing stocks. The Housing Onondaga report ultimately recommended development of new mixed-use projects, such as the Project, to address the growing number of rental households and the growing housing needs of Onondaga County. The conclusions in the Housing Onondaga report are echoed in the 2050 Metropolitan Transportation Plan, as discussed above.

¹⁰ Note that these facilities were not necessarily developed at the same time under the Township 5 project, but are located within or adjacent to the development and therefore considered part of Township 5 for purposes of this SEQRA review.

¹¹ *Plan Onondaga* is available at:

¹² *Housing Onondaga* is available at: https://plan.ongov.net/wp-content/uploads/2024/06/OnondagaHousing_JUNE2024_FINAL.pdf.

The Project site is zoned “LBO – Limited Business Office” by the Town of Camillus. Per Chapter 30 of the Town of Camillus Code, the LBO is “designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses ... in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors, but remain viable as locations for multiple family building developments or offices ... [and] generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts.” While the Project generally falls within the scope of uses contemplated in the LBO zoning district, the Applicant applied for a rezoning to change the Project site to the “PUD – Planned Unit Development District,” which is a specific zoning district “designed to accommodate projects planned and developed as a single entity which may contain diverse uses and various residential building types.” The Project conforms to both the existing and proposed zoning classifications. Further, Joy Flood, Councilor for the Town of Camillus Third Ward, where the Project is located, expressed support for the Project and associated zone change.

Based on development surrounding the Project site and the current zoning designation, in conjunction with the Town of Camillus Comprehensive Plan and statements from Town officials, the Project is consistency with Town of Camillus community plans and character. Further, based on the Plan Onondaga and Housing Onondaga reports, the Project is consistent with Onondgaa County community plans and character. OCIDA therefore concludes that the proposed Project is consistent with community plans and character and will not result in adverse impacts.

M. Impact on Disadvantaged Communities

OCIDA reviewed disadvantaged communities mapping for the Project site and surrounding area. The Project is not located in or adjacent to a disadvantaged community. Additionally, the Project proposes construction of affordable housing, which according to Plan Onondaga is lacking in the Town of Camillus and Onondaga County generally. The Project scope includes construction of approximately 46 units designated as “workforce housing,” which is housing with a specific percentage of units (at least 10-15% per the PILOT Exemption Scale) with rents designated to an 80% household Area Median Income (“AMI”). Income levels for individuals living in Workforce Housing units shall not exceed 120% AMI. Additionally, the Project will support economic growth in the Town of Camillus and Onondaga County and is expected to create approximately 100 jobs during construction and 25 full-time jobs once operational. These jobs will be accessible via public transportation. OCIDA has determined there will be no impacts to disadvantaged communities from the Project.

V. Conclusion

Notably, in its review, OCIDA determined that there will be no impacts to geologic features, air, agricultural resources, human health, historic and archeological resources, future physical climate risks, or critical environmental areas.

As described in this attachment to Part 3 of the EAF, OCIDA took a hard look at the Project, identified relevant areas of environmental concern, thoroughly analyzed them for potentially

significant adverse impact, and supported its determination with reasoned elaboration. OCIDA concludes that there will be no significant adverse impacts on the environment from the Project, and therefore an environmental impact statement will not be prepared. This determination of non-significance has been made in accordance with 6 NYCRR § 617.7(c). This determination was based on the identification and evaluation of potential Project impacts on land, surface water, groundwater, flooding, energy, open space and recreation, aesthetic resources, community character and community plans, transportation, historic and archaeological resources, plants and animals, disadvantaged communities, and other relevant environmental concerns. Accordingly, OCIDA will issue and approve the Negative Declaration for the Project.

CAMERON HINSDALE LLC

**SEQRA RESOLUTION
(3101-25-05A)**

A regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) was convened in public session on November 13, 2025, at 8:30 a.m., local time, at 335 Montgomery Street, 2nd Floor, Syracuse, New York.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

ABSENT:

ALSO PRESENT:

The following resolution was offered by _____, seconded by _____, to wit:

**RESOLUTION ADOPTING A NEGATIVE DECLARATION FOR A CERTAIN
PROJECT PURSUANT TO THE STATE ENVIRONMENTAL
QUALITY REVIEW ACT**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically-sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York (the “State”), to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in

the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Cameron Hinsdale LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0, and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to nineteen (19) multi-unit housing buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of approximately three (3) buildings ranging in size from approximately 3,500 sq. ft. to 20,000 sq. ft. located on the Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the “Facility”); and (3) the acquisition and installation therein and thereon of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), such Project Facility to be used by the Company for a mixed use residential project to include up to approximately 22,000 sq. ft. of commercial space and up to approximately 234,000 sq. ft. of multi-family residential space (+/- 234 units); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Project is subject to environmental impact assessment pursuant to Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder at 6 N.Y.C.R.R. Part 617 (collectively referred to hereinafter as “SEQRA”); and

WHEREAS, the Company prepared and submitted to the Agency Part 1 of a Full Environmental Assessment Form, dated July 15, 2025, with attachments (the “EAF”), a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 11, 2025, the Agency adopted a Resolution formalizing its intent to act as Lead Agency for the purpose of conducting a coordinated SEQRA review of the Project and preliminarily classified the Project as a “Type I action,” as that term is defined in SEQRA; and

WHEREAS, on September 11, 2025, the Agency provided a copy of the Application, a copy of Part 1 of the EAF, and written notice to each potentially involved agency of the Agency’s intent to act as Lead Agency, unless any agency voiced an objection within thirty (30) days of the notice; and

WHEREAS, pursuant to SEQRA, the Agency initiated a coordinated review of the Project on September 16, 2025, the Agency received a response from the New York State Office of Parks, Recreation and Historic Preservation indicating the Project will not impact archaeological or historic resources listed in or eligible for the New York State and National Register of Historic Places, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the New York State Department of Transportation indicating support for the Agency's role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the Onondaga County Department of Transportation indicating support for the Agency's role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on October 16, 2025, the Agency received a response from New York State Department of Environmental Conservation confirming it has no objection to the Agency serving as lead agency for the SEQRA review and offering substantive comments on the Project and potentially applicable NYSDEC permits and/or approvals; and

WHEREAS, the Applicant informed the Agency of minor changes to the Project scope, including the addition of two parcels to the Land (as defined above), and the Applicant updated Part 1 of the EAF accordingly, a copy of the updated EAF is on file with the office of the Agency and is readily accessible to the public and was sent to the involved agencies for review and comment; and

WHEREAS, on October 23, 2025, the Agency adopted a resolution declaring itself Lead Agency for the purpose of conducting a coordinated review of the Project pursuant to 6 N.Y.C.R.R. § 617.6 of the SEQRA regulations and classifying the Project as a "Type I action," as that term is defined in SEQRA; and

WHEREAS, in early November 2025, the Applicant revised the Project scope to remove one retail structure and replace it with an additional residential structure to bring the total number of residential units to approximately 234 units and to reduce the total commercial square footage to approximately 22,000 square feet; and

WHEREAS, the Agency prepared Part 2 of the EAF and considered all information and documentation regarding the Project, including Parts 1 and 2 of the EAF and the Agency's knowledge of the Project location; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. No significant adverse environmental impacts are noted in Parts 1 or 2 of the EAF for the Project or supporting Project materials, and none are known to the Agency, therefore, the Agency hereby determines the Project will not have a significant adverse

environmental impact, and it will not require the preparation of an environmental impact statement with respect to the Project.

Section 2. The Agency approves and adopts the Negative Declaration for the Project and Parts 1, 2 and 3 of the EAF.

Section 3. The Agency's staff and/or counsel shall arrange for the publication and distribution of copies of this Resolution and is hereby authorized to take such other actions as are necessary and appropriate to assist the Agency in fulfilling the requirements of SEQRA for the Project.

Section 4. A copy of this Resolution, together with the EAF and Negative Declaration, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Patrick Hogan			
Garard Grannell			
Leslie English			
Cydney Johnson			
Elizabeth Dreyfuss			
Susan Stanczyk			
Fanny Villarreal			

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on November 13, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public and due notice of the time and place of said meeting, was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ____ day of November, 2025.

(SEAL)

Secretary