



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

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

Regular Meeting Agenda
September 11, 2025

Call to Order the Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes: August 7, 2025
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

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

Agency Action Requested:

- a. A resolution of the Board preliminary classifying the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review.

Representative: John Cheney and Thomas Valenti

2. Hinsdale Road Group LLC (Project #3101-13-05B) Modification Meeting

Hinsdale Road Group LLC is requesting that additional land be added to the existing IDA Recognition Agreement to allow for additional parking.

Agency Action Requested:

- a. A resolution of the Board authorizing the execution and delivery of a certain First Amendment to Ground Lease Recognition Agreement.

Representative: Kevin McCauliffe, Esq.

3. Eastern Shore Retirement Associates Limited Partnership, Shorewash of Annapolis LLC, CJH New York, LLC and Camillus Ventures I LLC (previously Hotel @ T5 LLC) (Project #3101-13-05B) Modification Meeting

The current owners have requested the Board consent to the transfer of an interest in the project facility and approve and join the execution and delivery of a mortgage and related documents with respect to a refinancing.

Agency Action Requested:

- a. A resolution of the Board approving the assignment of the right, title and interest in the Project Facility by Eastern Shore Retirement Associates Limited Partnership, Shorewash of Annapolis LLC, CJH New York, LLC and Camillus Ventures I LLC to Camillus Hotel LLC.
- b. A resolution of the Board authorizing execution and delivery of lender documents.

Representative: Amanda Fitzgerald, Agency Counsel

4. Fayette Manlius, LLC (Project #3101-22-01A) Project Termination

Agency Action Requested:

- a. A resolution of the Board terminating a Project with Fayette Manlius, LLC, determining recapture, and directing execution of termination documents with respect thereto.

Representative: Robert Petrovich, Executive Director

5. Legal Advice Session

Adjourn



**Regular Meeting Minutes
August 7, 2025**

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, August 7, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

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

PRESENT:

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

ALSO PRESENT:

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

Prior to addressing the business at hand, Patrick Hogan welcomed the Board's new member, Leslie English.

Approval of Meeting Minutes: June 25, 2025

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the special meeting minutes of June 25, 2025. Motion was carried.

Approval of Meeting Minutes: July 17, 2025

Upon motion by Elizabeth Dreyfuss, seconded by Fanny Villarreal, the Board approved the regular meeting minutes of July 17, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the Treasurer's Report. Motion was carried.

Payment of Bills:

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

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

Action Items:

1. **UR-Ban Villages PFA, LLC (Project #3101-21-07A) Modification Meeting**

UR-Ban Villages PFA, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Robert Petrovich advised to the Board that this is an extension of time, not an increase of the benefit.

Alexis Rodriguez noted that within the Board's meeting materials there is a letter from the project advising why the extension of time is needed and what the current status of the project is.

A. Rodriguez stated that the OCIDA team had a follow-up call 2 weeks prior with the project and they advised that they have successfully built the 33 units that were included in their first phase. A. Rodriguez stated that they anticipate starting to lease these units this month.

Patrick Hogan read the Agency Action Requested, "A resolution of the Board authorizing an extension of the sales and use tax exemption." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. **United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Modification Meeting**

United Auto Supply of Syracuse West, Inc. is requesting an amendment to transaction documents and consent and execution of lender documents.



Amanda Fitzgerald stated that the project closed in June of this year. She explained that this is a small amendment to the project description of the land that was attached to the Agency's documents. A. Fitzgerald advised that this resolution authorizes the change to the description and authorizes the Agency to enter into revised lender documents to accommodate the change.

Susan Stanczyk inquired if the change in the description reduces or increases the footprint of the original project or if it's just a description error.

A. Fitzgerald advised that the proposed project is only on a portion of the property. She explained that the original documents of the Agency encompass a larger area of the property, therefore revisions are being made to the description to include only the portion of land that the approved project is on.

Patrick Hogan read the Agency Action Requested, "A resolution of the Board authorizing an omnibus amendment to transaction documents and consent to and execution of amended lender documents." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Fanny Villarreal at 8:35 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

August 31, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	160,517	2,800,870
Administrative Expense	72,747	439,024
Operating/Program Expense	120,172	990,038
Net Ordinary Income	(32,401)	1,371,809

Current Assets	Current YTD
Total Cash	11,782,503
Less Pass Through Received	1,529,954
Net Cash	10,252,549

Onondaga County Industrial Development Agency

Profit and Loss

August 2025

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	5,000.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	116,111.11
2410 Lease Income	1,224.30
Total 500 Operating Revenue	117,335.41
501 Non-Operating Revenue	
2401 Interest Income	38,908.02
Total 501 Non-Operating Revenue	38,908.02
527 Nat Grid Matching Grant	4,274.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	7,411.78
Total 534 Pilot & Pass Thru Revenue	7,411.78
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$474,494.87
GROSS PROFIT	\$474,494.87
Expenses	
6400 Operating Expense	
6401 Insurance	56.44
6406 Other Professional Services	42,814.00
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	45,814.00
6407 Administrative Expense	72,746.57
6409 Conference Attendance	76.16
6410 Office Expense	1,692.78
6411 Memberships / Sponsorships	35,000.00
Total 6400 Operating Expense	155,385.95
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	743.00
6480 Roth Legal	225.00
Total 6450 Barclay Damon	968.00
Total 6440 Legal Fees	968.00
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	3,051.32
Total 6510 White Pine Commerce Park	3,051.32
Total 6500 Agency Program Expenses	3,051.32

Onondaga County Industrial Development Agency

Profit and Loss

August 2025

	TOTAL
6514 White Pine Science & Technology Park	
6514.1 Legal	1,088.75
6514.2 Engineering	32,313.66
Total 6514 White Pine Science & Technology Park	33,402.41
6600 Non-Operating Expenses	
6604 Other Non-Operating Expenses	110.65
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	7,411.78
Total 6605 Pilot & Pass Thru Expenses	7,411.78
Total 6600 Non-Operating Expenses	7,522.43
Total Expenses	\$200,330.11
NET OPERATING INCOME	\$274,164.76
NET INCOME	\$274,164.76

Onondaga County Industrial Development Agency

Balance Sheet As of August 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.5 NBT Checking	1,013,239.57
Total 200 Cash	1,013,239.57
200.6 NBT Savings	11,236,899.30
Total Bank Accounts	\$12,250,138.87
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	1,301,780.32
Total 380 Accounts Rec.	1,301,780.32
Total Accounts Receivable	\$1,301,780.32
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	\$13,550,445.52
Fixed Assets	
100 Land	
101 White Pines Commerce Park	-0.27
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	109.73
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,745,507.15
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$33,502,210.15
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$47,054,297.43

Onondaga County Industrial Development Agency

Balance Sheet As of August 31, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	306,565.22
Total Accounts Payable	\$306,565.22
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	439,023.56
600.204 OHB Redev LLC Funds	467,635.95
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	32,081,875.28
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	0.10
Total 601 PILOT and Pass Thru Payable	0.10
631 Due to Other Governments	
631.1 Towns	
631.155 Skaneateles	0.10
Total 631.1 Towns	0.10
631.4 Onondaga County	-0.01
Total 631 Due to Other Governments	0.09
Total Other Current Liabilities	\$32,081,875.47
Total Current Liabilities	\$32,388,440.69
Total Liabilities	\$32,388,440.69
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	3,514,894.60
Total Equity	\$14,665,856.74
TOTAL LIABILITIES AND EQUITY	\$47,054,297.43

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #509
September 11, 2025

GENERAL EXPENSES

1.	<u>BARCLAY DAMON</u> July 2025 Legal Costs	\$	177,777.78
2.	<u>JMT OF NEW YORK, LLP</u> July 2025 Engineering Costs	\$	128,787.88
3.	<u>LOVELL & ASSOCIATES</u> August 2025 Consulting	\$	3,000.00
4.	<u>ABC CREATIVE</u> Inv #8711	\$	2,660.00
5.	<u>DUSTY'S OUTDOOR SERVICE</u> Burnet Rd - Property Maintenance	\$	800.00
6.	<u>BARCLAY DAMON</u> OHB Redev, Inv#5353573	\$	3,407.00
7.	<u>BARTON & LOGUIDICE</u> Statement of Work 2023-3 - Inv #150858	\$	3,999.75
8.	<u>BARTON & LOGUIDICE</u> Statement of Work 2023-5 - August 2025 Inv #154328	\$	11,032.75
9.	<u>BARTON & LOGUIDICE</u> Statement of Work 2023-6 - August 2025 Inv #154551	\$	8,360.00
10.	<u>BARCLAY DAMON</u> Retained Corporate & Public Finance Matters, Inv#5353602	\$	412.50
11.	<u>BARCLAY DAMON</u> WPSTP Inv#5353572	\$	150.00
			\$ 340,387.66

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #509
September 11, 2025

PILOT Payments

1.	<u>HINSDALE ROAD GROUP, LLC</u>	\$	525,000.00
	2025 Infrastructure Payment		
2.	<u>WEST GENESEE CSD</u>	\$	672,469.62
	Hinsdale Road 2025 PILOT		
3.	<u>TOWN OF CAMILLUS</u>	\$	200,737.20
	Hinsdale Road 2025 PILOT		
4.	<u>ONONDAGA COUNTY</u>	\$	130,479.18
	Hinsdale Road 2025 PILOT		
5.	<u>BALDWINSVILLE CSD</u>	\$	1,529,954.00
	Anheuser-Busch 2025 PILOT		
TOTAL		\$	3,058,640.00

**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: _____9/8/2025_____

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

1. Applicant/Project Operator: Cameron Hinsdale, LLC

Applicant/Project Operator Address: PO Box 360, Camillus NY 13031

Phone: 315-729-8097 Fax: _____

Website: _____ Email: JCheney@cameronllc.com

Federal ID#: 99-1830747 NAICS: _____

State of Incorporation: NY

See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>

2. Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State of Incorporation: _____

List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

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

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

Name	% of ownership
<u>Joseph Goethe</u>	<u>35%</u>
<u>Thomas Valenti</u>	<u>35%</u>
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100

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: John Cheney Title: CFO

Address: PO Box 360, Camillus NY 13031 Phone: 315-729-8097

Cell Phone: _____ E-mail: JCheney@cameronllc.com

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

Name: Joseph Goethe Title: Managing Member

Address: PO Box 360, Camillus NY 13031 Phone: 315-569-8895

Cell Phone: _____ Email: joe@cameronllc.com

G) Company Counsel:

Name of Attorney: Kevin McAuliffe

Firm Name: Barclay Damon, LLP

Address: 125 East Jefferson Street, Syracuse, NY 13202

Phone: 315-425-8593

Cell Phone: 315-382-8703

Email: KMcAuliffe@barclaydamon.com

Section II: Project and Site Information

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

Address: 532-536 Hinsdale Road, Camillus NY 13031

Legal Address (if different): _____

City: _____ Town: Camillus Village: _____

Zip Code: 13031 School District: West Genesee

Tax Map Parcel ID(s): 017.-04-48.1 / 017.-04-08.1 / 017.-04-09.0 / 017.-04-10.0

Full Market Value: \$1,137,228 Square Footage of Existing Building(s): N/A

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 50,0000 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; **21.68 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? 11/01/25 ☐ Yes, what is the status? _____

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

☒ No, anticipated approval date. 12/31/25 ☐ 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	\$ 1,800,000
Site Work/Demo	\$ 7,437,696
Building Construction & Renovation	\$35,101,343
Furniture & Fixtures	
Equipment	
Project Soft Cost	\$ 7,869,873
Total Project Cost	\$52,208,912

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 \$ 39,156,684
2. Equity \$ 13,052,228
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____
5. Total Sources of Funds for Project Costs \$ 52,208,912

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

-Identify each state and federal grant/credit:

<u>O-CHIPS</u>	\$ <u>TBD</u>
_____	\$ _____
_____	\$ _____

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:	100
Estimate the average length of construction jobs to be created (months):	18
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
Retail Hourly	\$48,650	0	5	5		
Commercial	\$52,000		5	5	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): \$ 50,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 375,000

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: \$ 30,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$ 2,400,000

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

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

☐ Yes ☒ No

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

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

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

☐ Yes ☒ No

If yes, please provide the data and explain.

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

☐ Yes ☒ No

If yes, please provide a third party market study.

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

☐ Yes ☒ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

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

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

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

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

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

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

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

SECTION VII: For Housing Projects Only

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

Defined terms:

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

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

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

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

Section VIII: Local Access Policy Agreement

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

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

In consideration of the extension of financial assistance by the Agency Cameron Hinsdale, LLC (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 08/29/2025 (date).

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

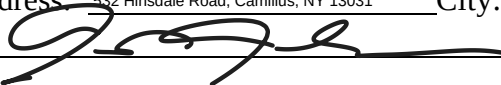
Applicant(s) Company: Cameron Hinsdale, LLC

Representative for Contract: Joseph Goethe

Address: PO Box 360 City: Camillus State: NY Zip: 13031

Phone: 315-729-8097 Email: Joe@cameronllc.com

Project Address: 532 Hinsdale Road, Camillus, NY 13031 City: Camillus State: NY Zip: 13031

Signature: 

General Contractor: Cameron Group, LLC

Contact Person: John Cheney

Address: PO Box 360 City: Camillus State: NY Zip: 13031

Phone: 315-729-8097 Email: jcheney@cameronllc.com

Authorized Representative: John Cheney Title: CFO

Signature: _____

Section IX: Agency Fee Schedule

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

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

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

Section X: Recapture of Tax Abatement/Exemptions

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

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

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

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

Name of Applicant(s) Company Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative: _____

Name & Title of Officer or Authorized Representative: John Cheney CFO

Date: 8/29/2025

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

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

John Cheney CFO

Date: 8/29/2025

Section XII: Representations, Certifications, and Indemnification

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

John Cheney (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the CFO (title) of Cameron Group, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for [ST-340](#) form required in the above referenced employment report.

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

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

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

L. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

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.

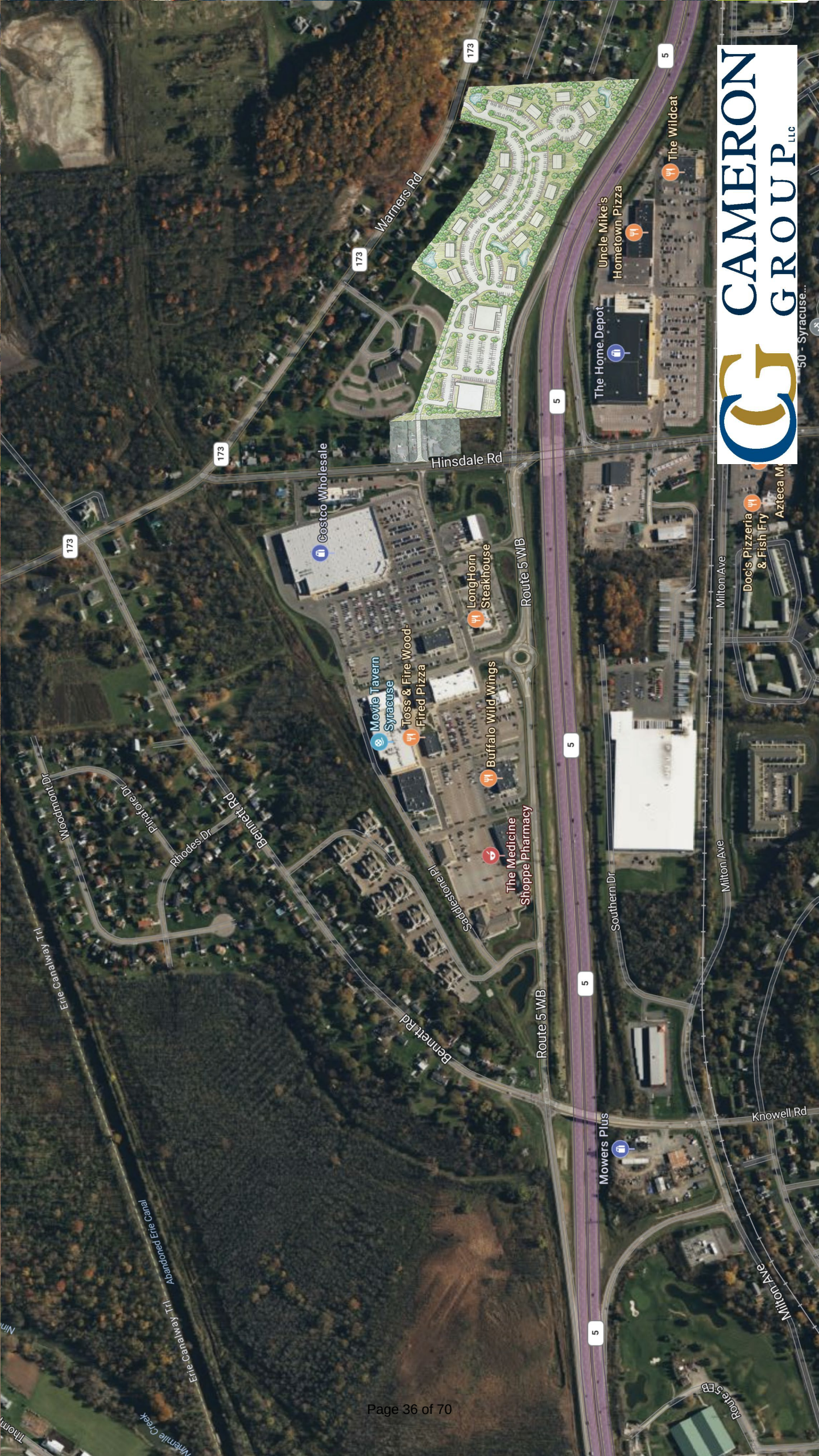
Cynthia A. Peer

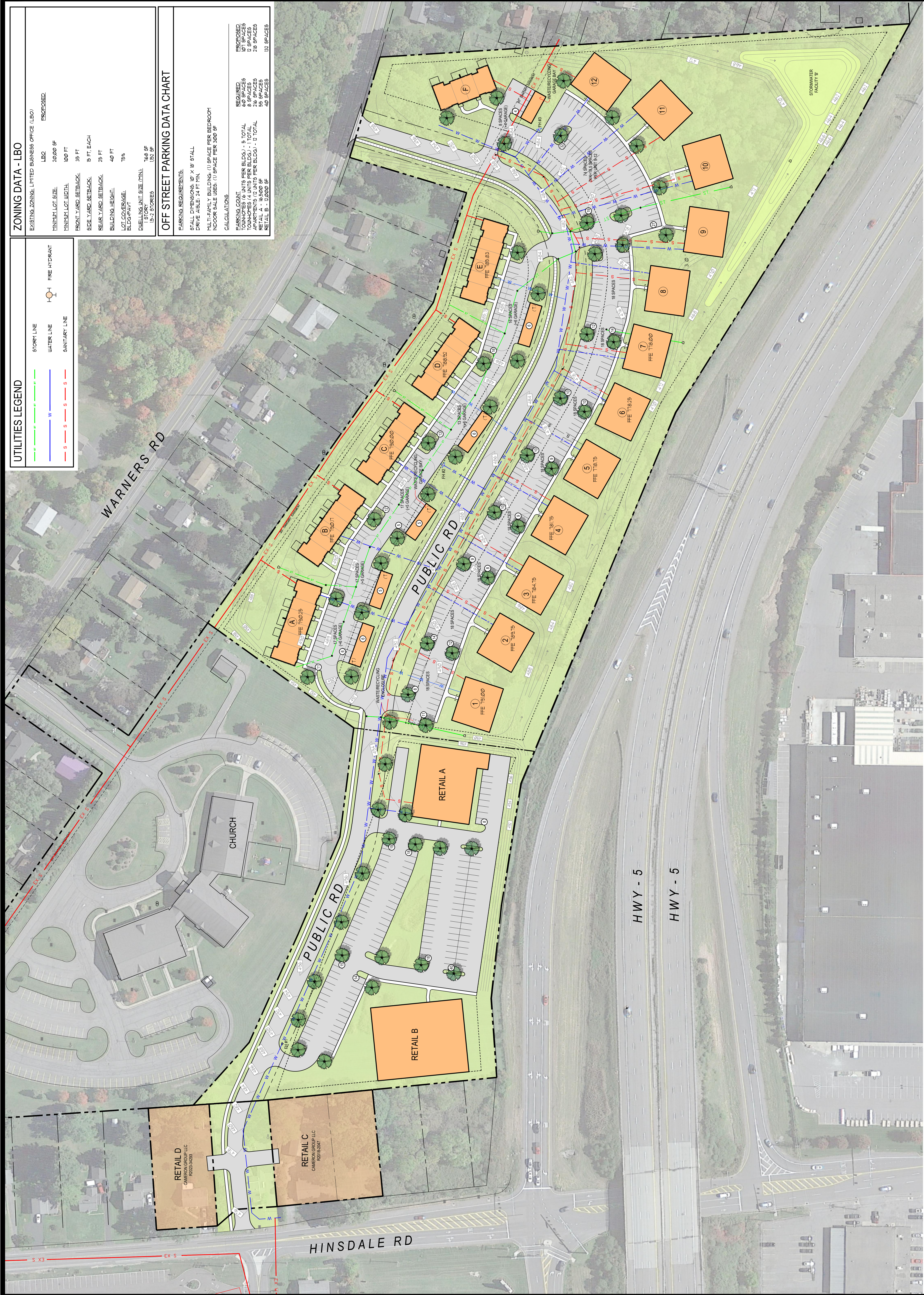
(Notary Public)

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





UTILITIES LEGEND

- STORM LINE
- WATER LINE
- SANITARY LINE
- FIRE HYDRANT

ZONING DATA - LBO

EXISTING ZONING: UNITED BUSINESS OFFICE (LBO)	PROPOSED
MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH	100 FT
FRONT YARD SETBACK	35 FT
SIDE YARD SETBACK	15 FT EACH
REAR YARD SETBACK	25 FT
BUILDING HEIGHT	40 FT
LOT COVERAGE	75%
MAXIMUM UNIT SIZE (SQ. FT.)	1,600 SF
STORY	15-2 STORIES

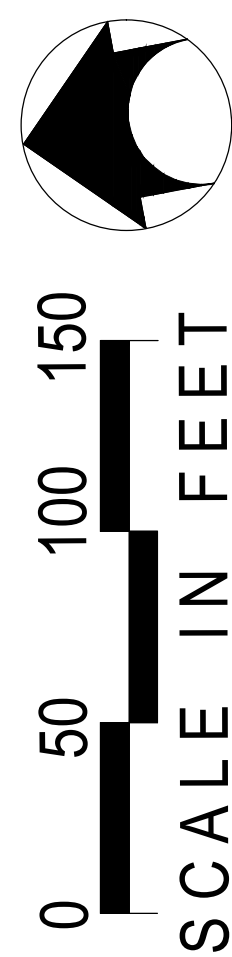
OFF STREET PARKING DATA CHART

PARKING REQUIREMENTS:
STALL DIMENSIONS: 10' X 18' STALL
DRIVE AISLE: 24 FT MIN.
MULTIFAMILY BUILDING: (1) SPACE PER BEDROOM
INDUSTRIAL USES: (1) SPACE PER 500 SF

CALCULATIONS	REQUIRED	PROPOSED
PARKING COUNT	60 SPACES	60 SPACES
TOWNHOMES (6 UNITS PER BLDG.) - 5 TOTAL	30 SPACES	30 SPACES
TOWNHOMES (4 UNITS PER BLDG.) - 1 TOTAL	20 SPACES	20 SPACES
RETAIL A - 12,000 SF	12 SPACES	12 SPACES
RETAIL B - 12,000 SF	12 SPACES	12 SPACES

CONCEPTUAL SITE PLAN CAMILLUS APARTMENTS AND RETAIL

AUGUST 5, 2025



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 sales tax exemption, mortgage tax exemption and PILOT reimbursement from the 2014 PILOT Agreement.

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 21.68 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 and cost less than 20% of the total construction budget.

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.

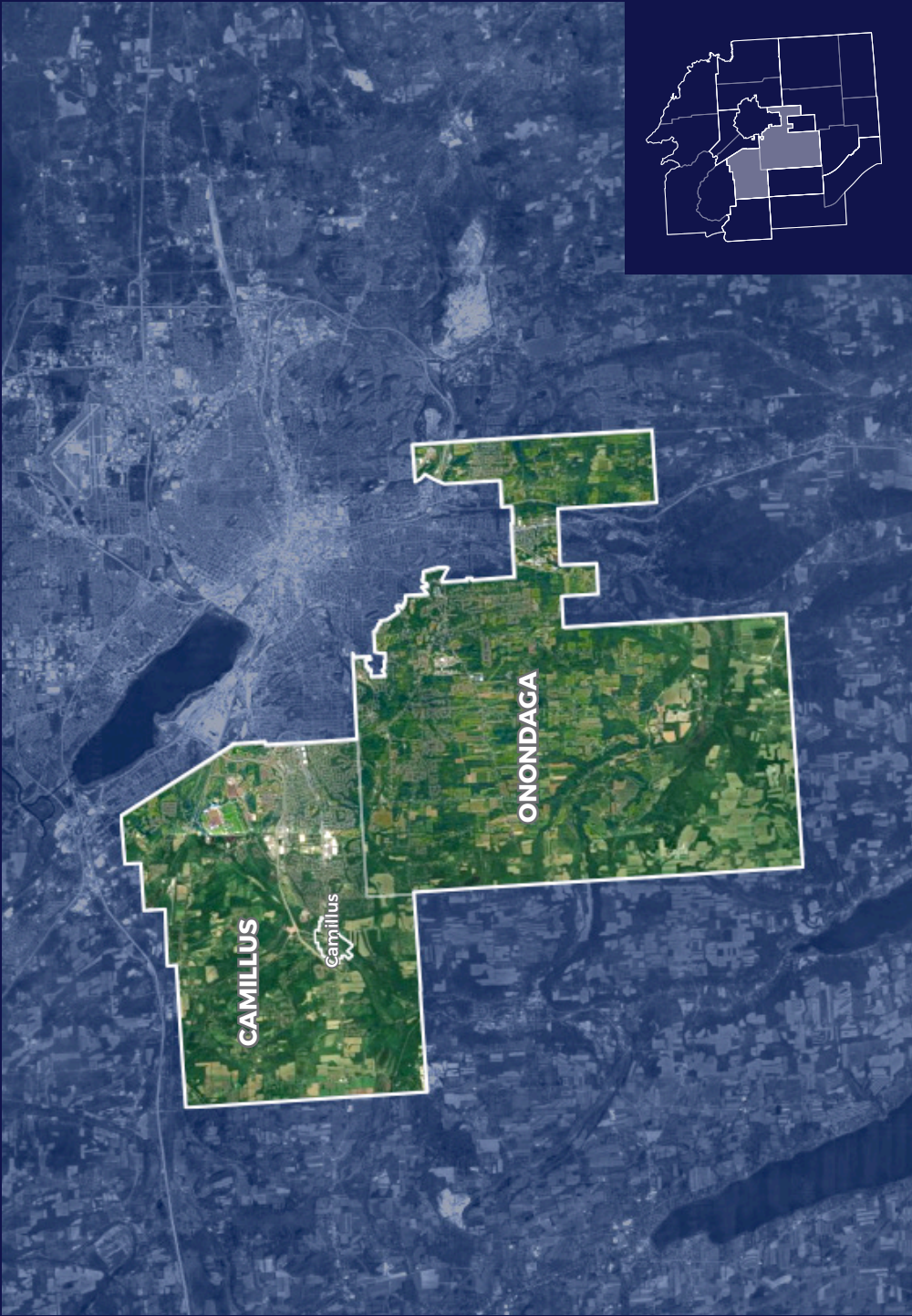
According to the Plan Onondaga and the Housing Onondaga June 2024 Report, Onondaga County is projected to experience significant household growth—over 7,000 new households in Syracuse and nearly 17,000 across the rest of the county by 2040. This growth is driven in part by major economic developments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

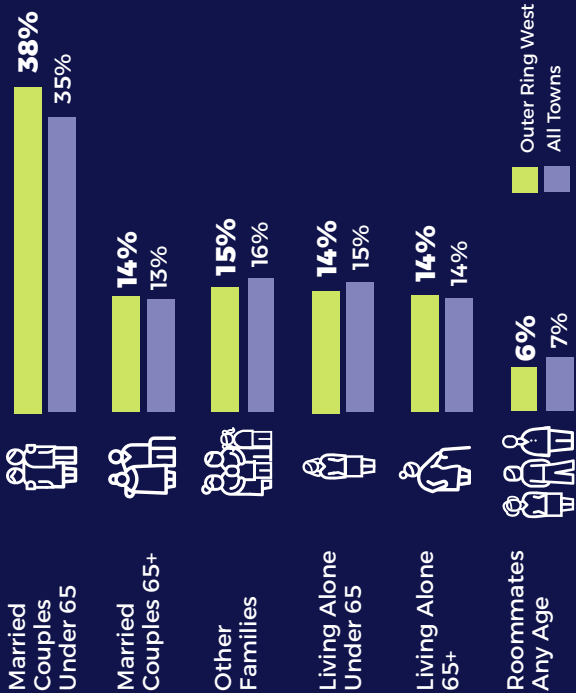
Includes the towns of Camillus and Onondaga, and the Village of Camillus. Its households generally match those of the entirety of non-Syracuse Onondaga County, though it has a somewhat larger proportion of non-elderly married couple families. Total household growth 2000 to 2020 was 13.7%, exceeding the 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.

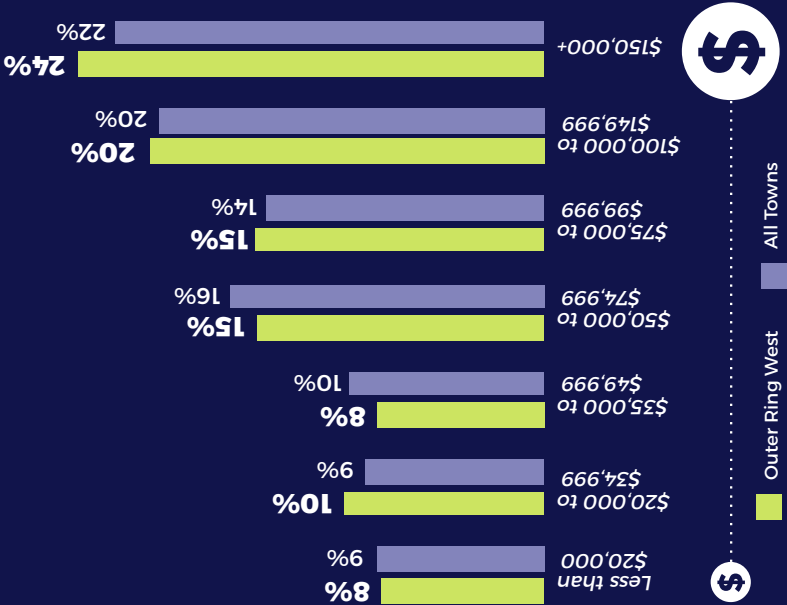
The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

Household Types, 2020



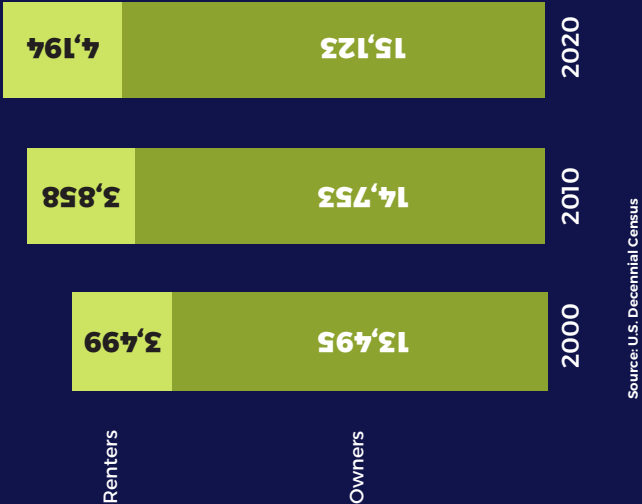
Source: U.S. Decennial Census

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

 Cycle Corridor

 Traditional Center

 Emerging Center

 Town Growth Center

 City Center

 Employment Center

 Greenway

 Agriculture

 Blueway

Primary Land Use

 Commercial

 Residential

 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

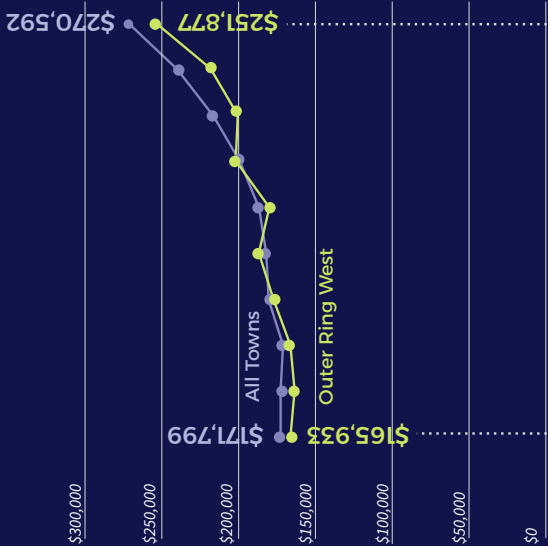
Employment Centers are unique districts of significant economic activity including traditional and high-tech manufacturing, research and development, warehousing and distribution, logistics, offices, and support services. These areas typically do not include housing, but are accessible by transit. They 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

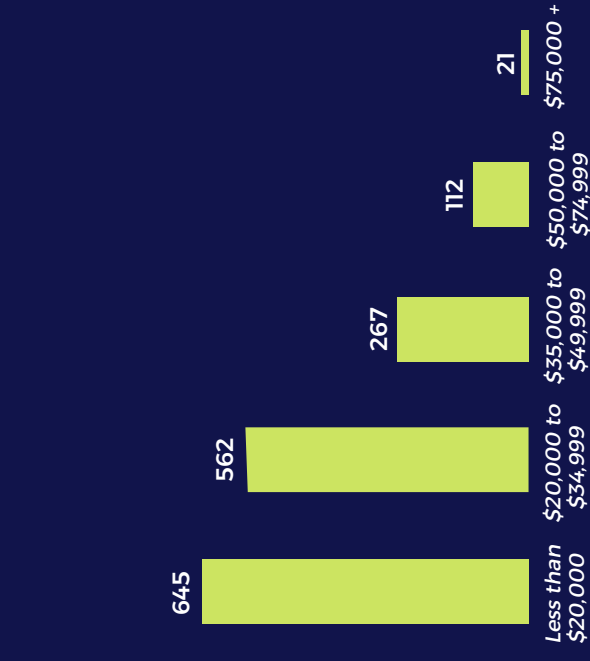
- The number of homeowners increased by over 1,600 from 2000-2020.
- Average single-family home sale price matched the all towns average but fell behind after 2019.
- Estimated income needed to afford average price in 2022 was \$85,000.
- The sub-region added over 2,200 single-family houses 2000-2020.

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	575	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.

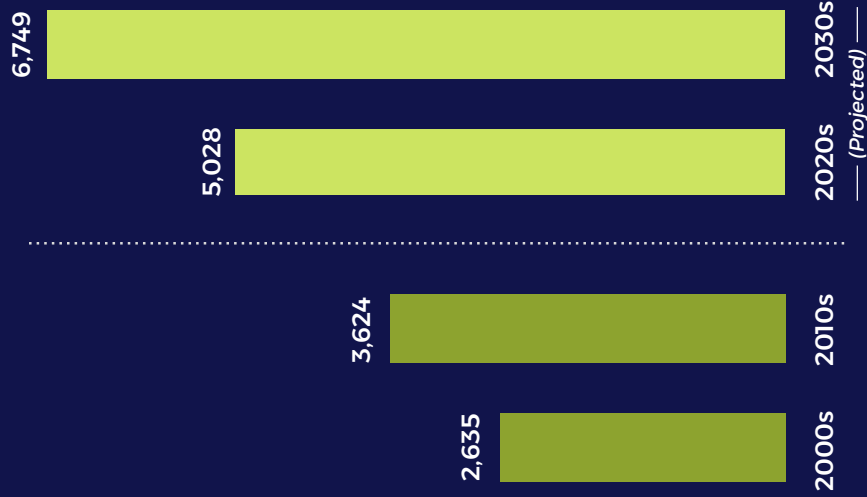
Seniors

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.



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. 21.68
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? 21.68

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: TBD 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 intersection 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) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____			
ii. If mix of uses, generally describe: _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	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>i. If Yes: explain:</i>	☐ 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>i. Identify Facilities:</i>	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i>	☐ Yes ☒ No
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>i. Has the facility been formally closed?</i>	☐ Yes ☒ No
• If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>	☐ Yes ☐ No
<i>iii. Describe any development constraints due to the prior solid waste activities:</i>	
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>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>	☐ 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>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i>	☐ Yes ☒ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>	☐ Yes ☐ No
<i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>	☐ Yes ☒ No

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: 10%; text-align: center;">65 %</td> </tr> <tr> <td>WaA</td> <td style="text-align: center;">10 %</td> </tr> <tr> <td>LvB</td> <td style="text-align: center;">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? 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: _____	☐ Yes ☒ No
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? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 ☐ Yes ☐ No

F. Additional Information

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

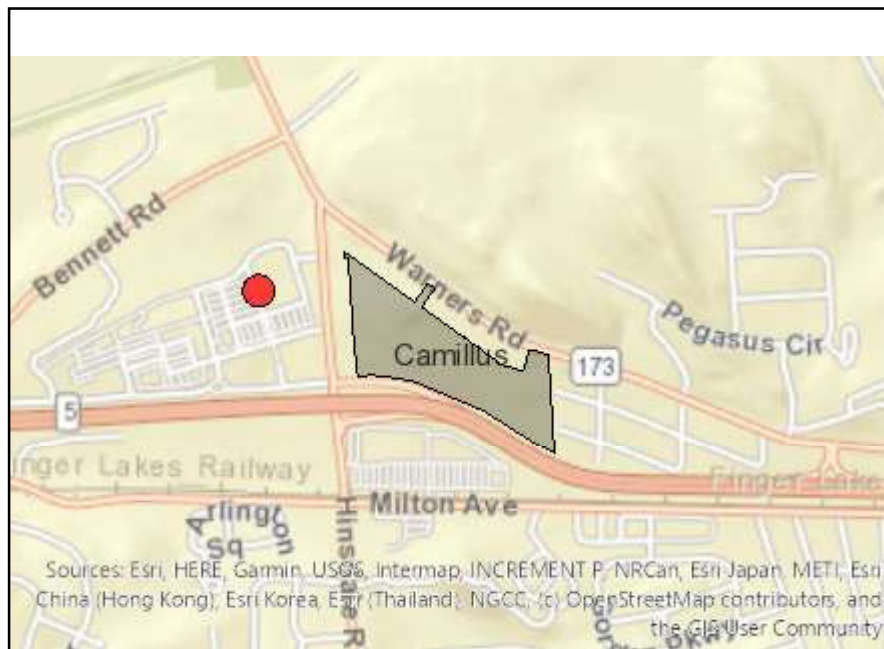
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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



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 to County or Municipality

Select County...
Select Municipality...
Zoom

Option B: Find an Address Location

13644 Warners Rd, Syracuse, NY, 13209
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 A/ Une
Rectangle
Circle
Polygon

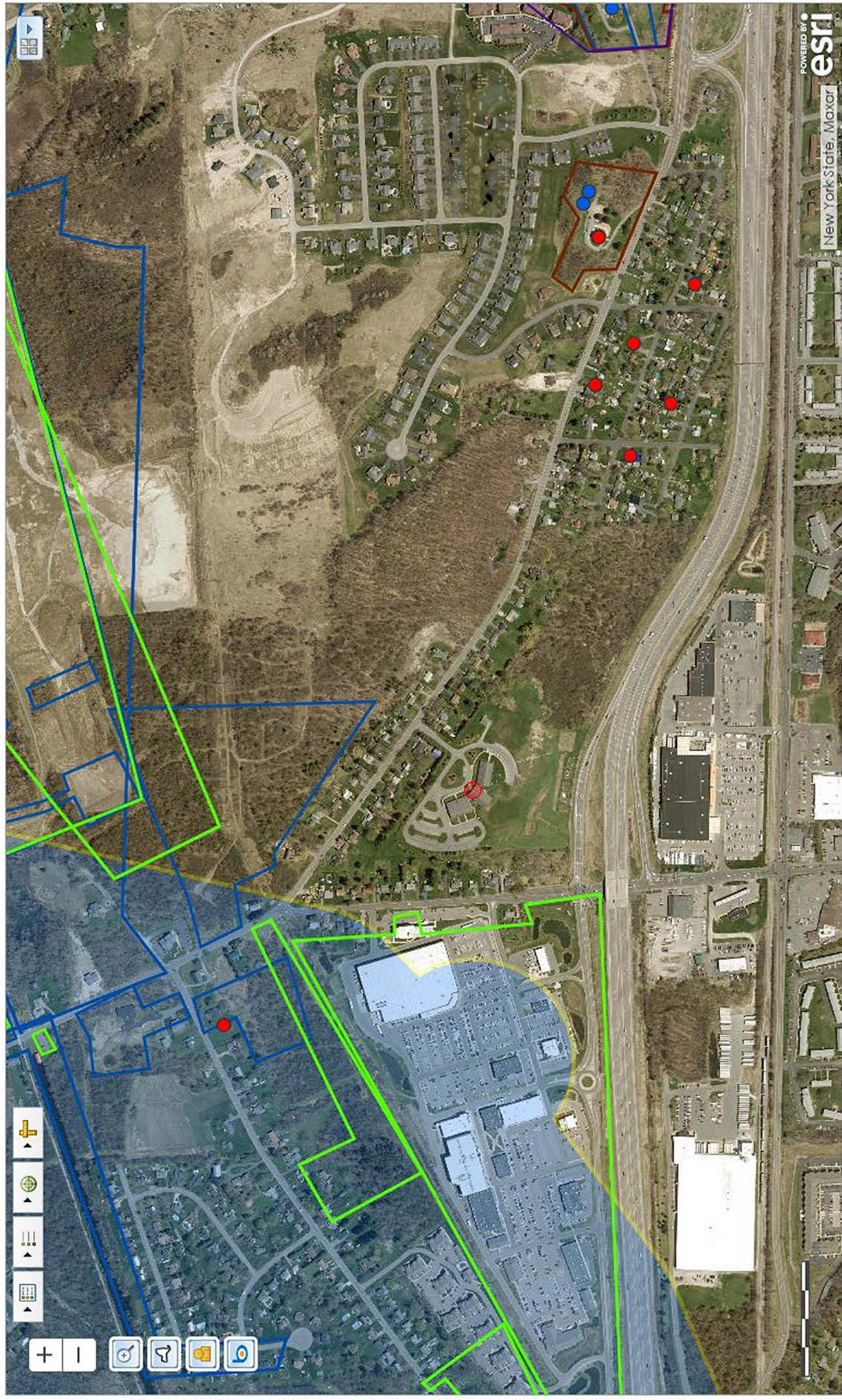
3. Generate a search radius around your graphic (Optional)

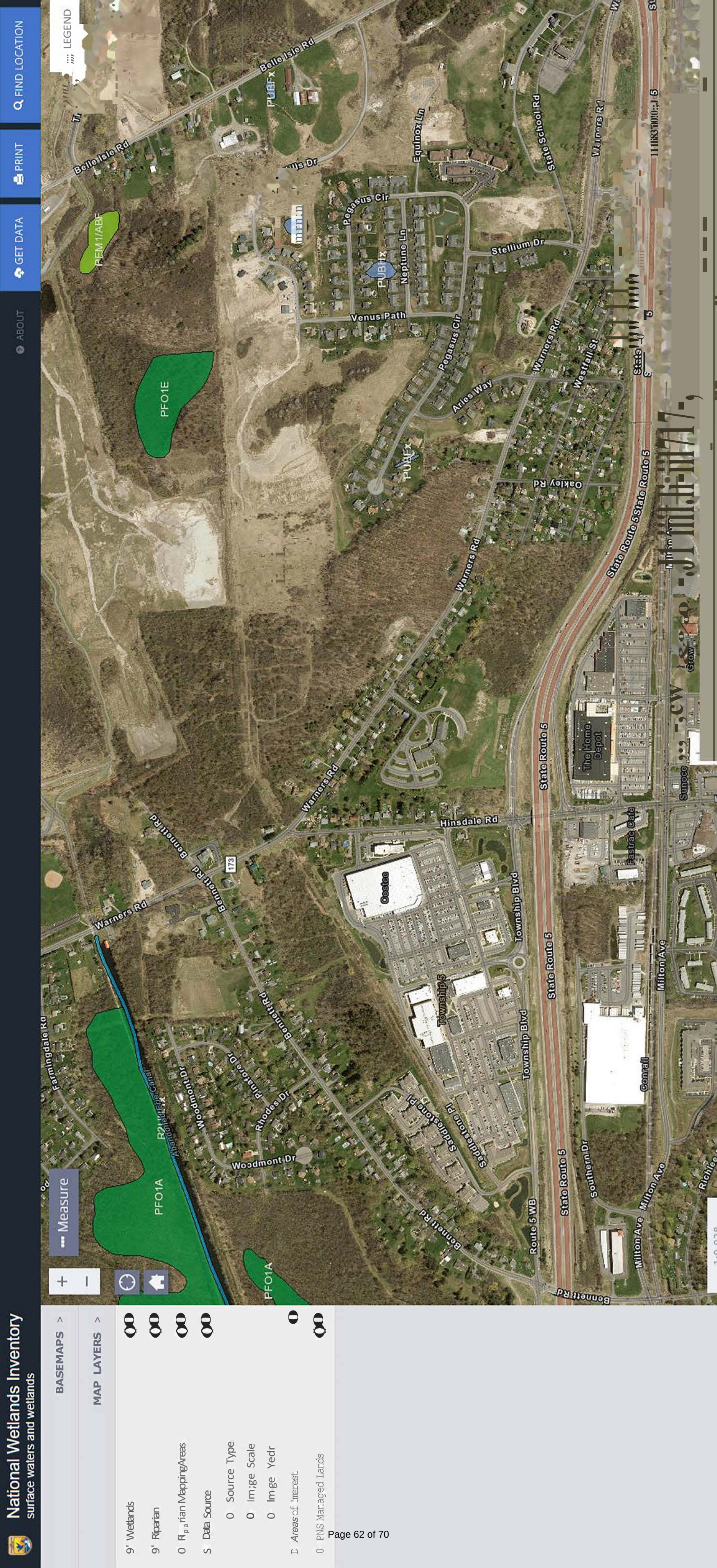
Generate a search radius around your graphic

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

Hsearch
Reset

Page 61 of 70





BASEMAPS >

MAP LAYERS >

- 9' Wetlands
- 9' Riparian
- 0 R_p_a_r_i_a_n MappingAreas
- S Data Source
- 0 Source Type
- 0 Im;ge Scale
- 0 Im;ge Yedr
- D Areas of Interest
- 0 P_N_S Managed Lands

Base Map: Satellite with Labels v Using this map

West Coblyn Pointe

Staples

Dollar Tree

Dunn Tire

Costco

Moe's Tavern Syracuse

West Coblyn Pointe

-76.259, 43.061



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.

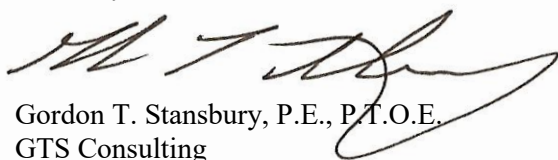
GTS Consulting has extensive experience in the Town of Camillus having completed the traffic impact studies for the original Township 5 development and subsequent changes, the Camillus Pointe Senior Apartments, and the previously proposed Dunkin' development in the immediate project area. GTS Consulting 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 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 September 11, 2025, at 8:30 a.m., local time, at 335 Montgomery Street, Floor 2M, 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 PRELIMINARILY CLASSIFYING A CERTAIN PROJECT AS A TYPE I ACTION AND DECLARING THE INTENT OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO PROCEED AS LEAD AGENCY 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 27.67 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, and 017.-04-10.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to eighteen (18) apartment buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of four (4) to six (6) 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 50,000 sq. ft. of commercial space and up to approximately 175,000 sq. ft. of multi-family residential space (+/- 175 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 has 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, the Agency wishes to act as Lead Agency for the purpose of conducting a coordinated review of the Project in compliance with SEQRA, and therefore provide copies of Part 1 of the EAF and written notice to all potentially involved agencies that unless the Agency receives an objection within thirty (30) days of the notice, the Agency shall proceed as Lead Agency and conduct a SEQRA review of the Project.

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

Section 1. The Agency authorizes the distribution of said Part 1 of the EAF to all potentially involved agencies along with written notification that the Agency intends to act as 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.

Section 2. The Agency preliminarily classifies the Project as a “Type I action” as that term is defined pursuant to 6 N.Y.C.R.R. § 617.4 of the SEQRA regulations.

Section 3. The Agency’s staff and/or counsel shall arrange for the publication and distribution of copies of this Resolution and Part 1 of the FEAF 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 attachments hereto, 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		
Cydney Johnson		
Elizabeth Dreyfuss		
Susan Stanczyk		
Fanny Villarreal		
Leslie English		

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 September 11, 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 September, 2025.

(SEAL)

Secretary