

Cameron Hinsdale, LLC
Public Hearing
December 31, 2025

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, December 31, 2025, at Camillus Municipal Building, 4600 West Genesee Street, Syracuse, New York 13219 was called to order at 2:06 PM by Public Hearing Officer Alexis Rodriguez.

AGENCY ATTENDEES:

Alexis Rodriguez, Public Hearing Officer
Evan Carter, Assistant Secretary

PUBLIC ATTENDEES:

Joe Goethe, Cameron Hinsdale, LLC
John Fatcheric, Town of Camillus Supervisor
Keith Willis, Resident
Jim Chrisfield, Christ Community Church

The Public Hearing was conducted regarding the application and project described as follows:

Project: Cameron Hinsdale, LLC

Location: Camillus, NY

Tax Map #: 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0 and 017.-04-06.0

Cameron Hinsdale LLC, a New York limited liability company (the “Company”), has submitted an application (the “Application”), on behalf of itself and entities formed or to be formed on its behalf, 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 and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0 and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to 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 the 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 155,000 sq. ft. of multi-family residential space (+/- 180 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 the limitations imposed by the Act) (collectively, 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.

The Company will be the initial owner and/or operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

Alexis Rodriguez asked if there was anyone present who would like to speak in favor of the proposed project. No comments were made.

A. Rodriguez asked if there was anyone who would like to speak in opposition of the proposed project. The following comment was made:

Keith Willis, Resident

"Keith Willis, 3698 Warners Road, been a resident for 27 years or so there. Part of the reason we bought the house, the property, was that we were told that it wouldn't – couldn't be developed, and that made it a very good prospect for us. It's nice to have that property there, bit of trees. There's a lot of wildlife there, the deer cross the road daily, the turkey, and there's other animals that kind of live there. Children for generations have played in the woods and done various things including snowmobiling and four wheeling, and just walking and enjoying the trees and stuff. I'll be disappointed to see that go, and I just kind of wanted to make a statement to that effect. I understand progress and I think that this is a nice group that's looking to change the situation, but it will be a big loss to the neighbors, the surrounding neighbors that enjoy the property and have that quiet. At night it's dark there, so there's no city lights kind of shining down on you, lot of changes will take place, but I guess I would just ask that, the Cameron Group has been good about it, it's just really a buffer kind of that buffers the space in between and kind of limits some of the bright lights and noise and that sort of thing. So it's too bad nobody else is here to represent the neighbors, but it is what it is, but just wanted to express that. Having said that we'll be good neighbors and take what comes. Thank you."

A. Rodriguez asked if there was anyone who would like to make general comments about the proposed project. No comments were made.

A. Rodriguez noted for the record that the Agency has received one written comment on the project.

A. Rodriguez closed the public hearing at 2:12 PM.

Dated: January 5, 2026

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Alexis Rodriguez
Alexis Rodriguez, Public Hearing Officer