

CAMERON HINSDALE LLC

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

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

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

PRESENT: Pat Hogan
Cydney Johnson
Elizabeth Dreyfuss
Susan Stanczyk
Leslie English

ABSENT: Fanny Villarreal
Garard Grannell

ALSO PRESENT: Robert M. Petrovich, Executive Director
Sarah Spencer, Esq., Agency Counsel

The following resolution was offered by Susan Stanczyk, seconded by Elizabeth Dreyfuss, to wit:

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

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

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

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

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

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

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

WHEREAS, on September 11, 2025, the Agency provided a copy of the Application, a copy of Part 1 of the EAF, and written notice to each potentially involved agency of the Agency’s

intent to act as Lead Agency, unless any agency voiced an objection within thirty (30) days of the notice; and

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

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

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

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

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

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

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

WHEREAS, on November 12, 2025, the Agency received a response from the Onondaga County Department of Water Environment Protection consenting to the Agency's role as lead agency for the SEQRA review and offering substantive comments on sewer facility requirements and review procedures applicable to the Project; and

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

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

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

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

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

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

Section 5. This Resolution shall take effect immediately.

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

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

The Resolution was thereupon declared duly adopted.

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

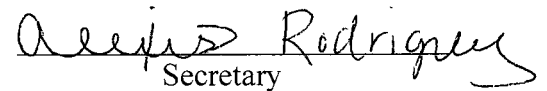
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on November 13, 2025, with the original thereof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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 13TH day of November, 2025.

(SEAL)


Secretary