

**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:**

Patrick Hogan  
Cydney Johnson  
Susan Stanczyk  
Fanny Villarreal

**ABSENT:**

Leslie English  
Garard Grannell  
Elizabeth Dreyfuss

**ALSO PRESENT:**

Robert M. Petrovich, Executive Director  
Sarah Spencer, Esq., Agency Counsel  
Thomas Clifford, Esq., Agency Counsel

The following resolution was offered by Susan Stanczyk, seconded by Fanny Villarreal, 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	x		
Garard Grannell			X
Cydney Johnson	X		
Elizabeth Dreyfuss			X
Susan Stanczyk	X		
Fanny Villarreal	X		
Leslie English			X

The Resolution was thereupon declared duly adopted.

COUNTY OF ONONDAGA