



**ONONDAGA COUNTY**  
INDUSTRIAL DEVELOPMENT AGENCY

5/29/2026

<b>Project:</b>	Jordan Landing LLC	<b>Project Number:</b>	3101-25-07A
<b>Location:</b>	577 Peru Road	<b>School District:</b>	Jordan-Elbridge
<b>Tax Parcel(s):</b>	006.1-01-03.1; 006.1-01-04.1; 006.1-01-05.0	<b>Project Type:</b>	New Construction, Housing
		<b>Village:</b>	Jordan

<b>Total Project Cost:</b>	\$	<b>31,974,380</b>	<b>8. Total Jobs</b>	5
Land Acquisition	\$	200,000	8A. Job Retention	0
Site Work/Demo	\$	3,051,000	8B: Job Creation	5
Building Construction & Renovation	\$	19,289,831	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	25,000		
Project Soft Cost	\$	9,408,549		

**Community Investment /Abatement**

	<b>Fiscal Impact (\$)</b>	
<b>Abatement Summary</b>	<b>\$744,300</b>	
Sales Tax Abatement	\$0	
Mortgage Tax Abatement	\$0	
Property Tax Relief (PILOT)	\$744,300	
<b>Community Investment</b>	<b>\$37,882,355</b>	
PILOT Payments	\$753,338	
Project Salaries and Benefits Estimated (10 yrs)	\$3,306,816	
Construction Benefit Estimate	\$1,847,822	
Total Project Cost	\$31,974,380	
<b>Investment:Abatement Ratio</b>	<b>50.90</b>	<b>:1</b>

**Project Description**

The applicant is proposing to construct 65 mixed-income housing units on approximately 7.84 vacant acres of land adjacent to the Erie Canal Trail in the Village of Jordan. 30 units will be integrated supportive units for homeless veterans and individuals with Serious Mental Illness (SMI).

# Jordan Landing LLC

A) PILOTS Estimate Table Worksheet

for 13 years

OCIDA estimate of current market value					\$ 37,950
Projected investment					\$ 19,289,831
OCIDA estimate of increase in value					\$ 3,562,050
OCIDA estimated value after project is completed					\$ 3,600,000
Taxes that would have been collected if the project did not occur					\$ 15,788
Scheduled PILOT payments					\$ 753,338

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 116	\$ 114	\$ 640	\$ 205	\$ 1,075.42	\$ 102,017	\$ 100,941
2	60%	\$ 4,546	\$ 4,494	\$ 25,175	\$ 8,066	\$ 42,280.93	\$ 104,057	\$ 61,776
3	60%	\$ 4,637	\$ 4,584	\$ 25,679	\$ 8,227	\$ 43,126.55	\$ 106,138	\$ 63,012
4	60%	\$ 4,729	\$ 4,676	\$ 26,192	\$ 8,392	\$ 43,989.08	\$ 108,261	\$ 64,272
5	60%	\$ 4,824	\$ 4,769	\$ 26,716	\$ 8,560	\$ 44,868.86	\$ 110,426	\$ 65,557
6	55%	\$ 5,519	\$ 5,457	\$ 30,568	\$ 9,794	\$ 51,338.60	\$ 112,635	\$ 61,296
7	55%	\$ 5,630	\$ 5,566	\$ 31,180	\$ 9,990	\$ 52,365.37	\$ 114,887	\$ 62,522
8	55%	\$ 5,742	\$ 5,677	\$ 31,803	\$ 10,189	\$ 53,412.68	\$ 117,185	\$ 63,772
9	45%	\$ 7,129	\$ 7,048	\$ 39,481	\$ 12,649	\$ 66,307.80	\$ 119,529	\$ 53,221
10	45%	\$ 7,271	\$ 7,189	\$ 40,271	\$ 12,902	\$ 67,633.96	\$ 121,919	\$ 54,285
11	35%	\$ 8,740	\$ 8,641	\$ 48,403	\$ 15,508	\$ 81,291.31	\$ 124,358	\$ 43,066
12	25%	\$ 10,264	\$ 10,148	\$ 56,844	\$ 18,212	\$ 95,467.90	\$ 126,845	\$ 31,377
13	15%	\$ 11,845	\$ 11,711	\$ 65,603	\$ 21,019	\$ 110,179.04	\$ 129,382	\$ 19,203
<b>TOTAL</b>		<b>\$ 80,992</b>	<b>\$ 80,075</b>	<b>\$ 448,557</b>	<b>\$ 143,713</b>	<b>\$ 753,338</b>	<b>\$ 1,497,637</b>	<b>\$ 744,300</b>

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		5				
Total Employment Goals	0	5	5	5	5	5



**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](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](mailto: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](mailto:alexisrodriguez@ongov.net)

**Section I: Applicant Information**

Submittal Date: 12/6/2025

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

1. Applicant/Project Operator: Jordan Landing LLC  
Applicant/Project Operator Address: 116 State Street, Phoenix, NY 13135  
Phone: 617-816-0975 Fax: \_\_\_\_\_  
Website: www.rockpmc.com Email: rock.patrick@rockpmc.com  
Federal ID#: To Be Formed NAICS: \_\_\_\_\_  
State of Incorporation: New York

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

2. Owner (if different from Applicant/Project Operator): Jordan Landing Housing Development Fund Corporation  
Owner Address: 116 State Street, Phoenix, NY 13135  
Federal ID#: To be formed  
State of Incorporation: New York  
List of stockholders, members, or partners of Owner: To be formed

**B) Applicant Business Organization (check appropriate category):**

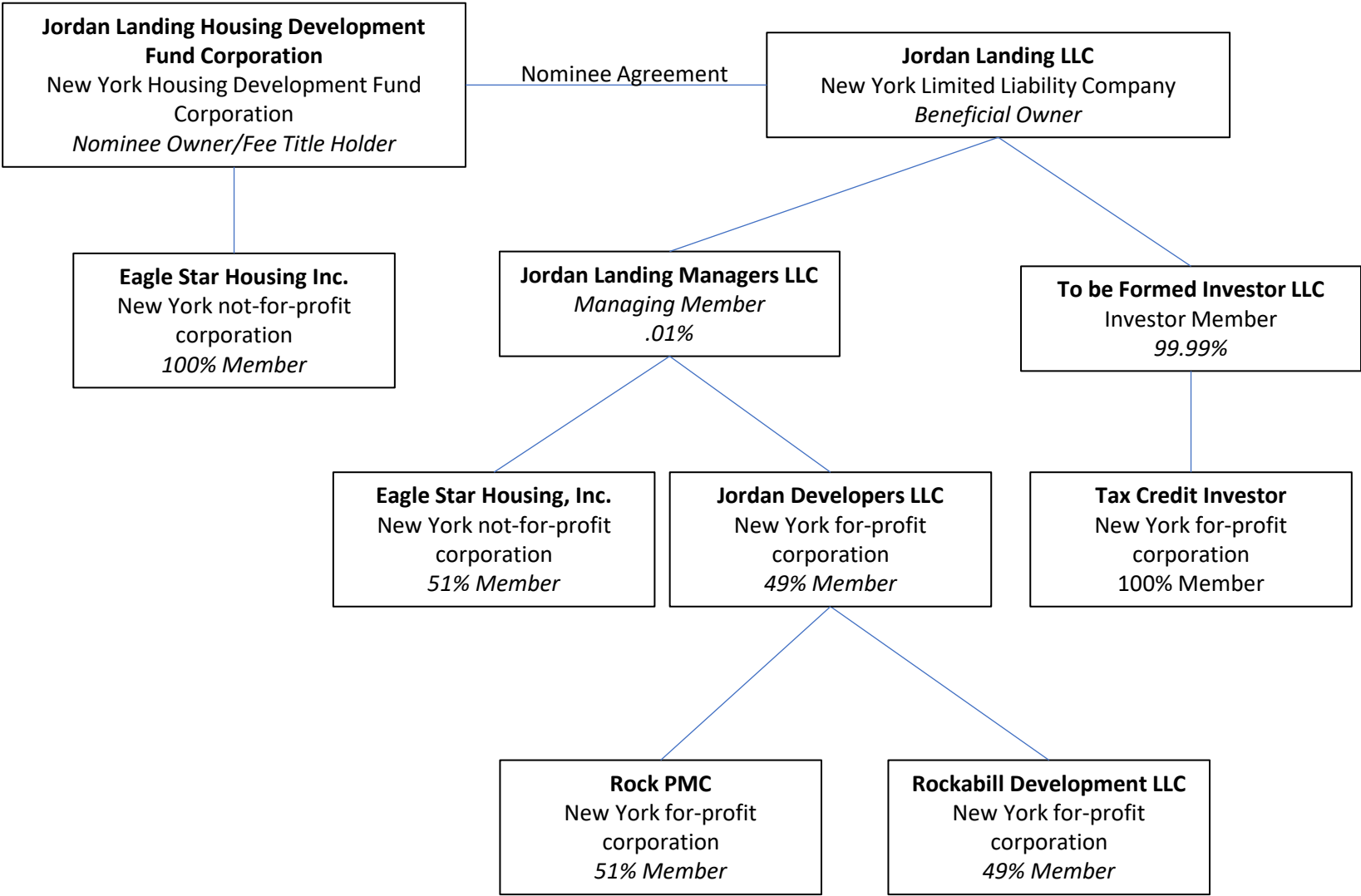
- Corporation                       Partnership
- Public Corporation               Joint Venture
- Sole Proprietorship               Limited Liability Company
- Other, explain

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

Name	% of ownership
<u>Patrick Rock</u>	<u>100% - See Organization Chart Attached</u>
_____	_____
_____	_____
_____	_____

# Jordan Landing

## Proposed Organizational Chart



**C) Applicant Business Description:**

Estimated % of sales within Onondaga County: ~~Real Estate Development Company operating in Onondaga~~

Estimated % of sales outside Onondaga County but within New York State: Not Applicable

Estimated % of sales outside New York State but within the U.S.: Not Applicable

Estimated % of sales outside the U.S.: (\*Percentage to equal 100%) Not Applicable

**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 of 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)  
**See Attached List of Funding Awarded by New York State**

**E) Individual Completing Application:**

Name: Joseph L. Bowes Title: Consultant

Address: 123 Campbell Avenue, Ithaca, NY 14850 Phone: 607-279-5616

Cell Phone: 607-279-5616 E-mail: joe@bowesredc.com

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**G) Company Counsel:**

Name of Attorney: Eamon Kelleher

Firm Name: Cannon Heyman and Weiss, LLP

Address: 726 Exchange St. #500, Buffalo, NY 14210

Phone: 716-416-5500

Cell Phone: \_\_\_\_\_

Email: ekelleher@chwattys.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: 577 Peru Road

Legal Address (if different): Same

City: \_\_\_\_\_ Town: \_\_\_\_\_ Village: Jordan

Zip Code: 13080 School District: Jordan-Elbridge

Tax Map Parcel ID(s): 006.1-01-03.1, 006.1-01-04.1 and 006.1-01-05

Full Market Value: 200,000 Square Footage of Existing Building(s): Site is vacant land

B) Project Activity (Check all that apply):

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> New construction     | <input type="checkbox"/> Acquisition of existing facility |
| <input type="checkbox"/> Expansion to current facilities | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Renovation of existing facility | <input type="checkbox"/> Demolition and construction      |
|  | <input type="checkbox"/> Purchase of machinery/equipment  |

C) Select Project Type or Project End Use at site (you may check more than one):

- |   |  |
|---|--|
| <input type="checkbox"/> Manufacturing                                | <input type="checkbox"/> Mixed Use                                 |
| <input type="checkbox"/> Retail (see Section V)                       | <input type="checkbox"/> Facility of Aging                         |
| <input checked="" type="checkbox"/> Housing Project (see Section VII) | <input type="checkbox"/> Distribution/Wholesale                    |
| <input type="checkbox"/> Civic Facility (not for profit)              | <input type="checkbox"/> Commercial                                |
| <input type="checkbox"/> Industrial                                   | <input type="checkbox"/> Renewable Energy Project (see Section VI) |
| <input type="checkbox"/> 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.
- 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;
  - (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
  - (iii) the size of the lot upon which the Project sits or is to be constructed;
  - (iv) the current use of the site and the intended use of the site upon completion of the Project;
  - (v) describe your method for site control (Own, lease, other).
- F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?
- No  Yes
- G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

No. When will the plans be submitted? \_\_\_\_\_  Yes, what is the status? Approved

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

No, anticipated approval date. \_\_\_\_\_  Yes, date 8/20/25

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](https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf)

b. Has Lead Agency been established?  No  Yes, name of Lead Agency

Village of Jordan Planning Board

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	200,000
Site Work/Demo	3,051,000
Building Construction & Renovation	19,289,831
Furniture & Fixtures	0
Equipment	25,000
Project Soft Cost	9,408,549
<b>Total Project Cost</b>	<b>31,974,380</b>

*Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.*

Sources of Funds for Project Costs:

- |   |               |
|---|---------------|
| 1. Bank Financing   | \$ 2,070,000  |
| 2. Equity   | \$ 22,704,380 |
| 3. Tax Exempt Bond Issuance (if applicable)   | \$ _____      |
| 4. Taxable Bond Issuance (if applicable)  | \$ _____      |
| 5. Total Sources of Funds for Project Costs   | \$ _____      |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 7,200,000  |

-Identify each state and federal grant/credit:

Supportive Housing Opportunity Program	\$ 6,950,000
OCHIP	\$ 250,000
	\$ _

Total of All Funding    \$31,974,380

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:	NA
Estimate the number of construction jobs to be created by this Project:	180
Estimate the average length of construction jobs to be created (months):	18
Current annual payroll including the benefit cost:	NA
Average annual growth salary/wage rate (%)	2%

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)
No Current Jobs at the Site		

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
Full Time Maintenance	\$65,000	1	0	0	0	0
			0	0	0	0
Program Manager	\$85,000	1	0	0	0	0
Lead Case Manager	\$65,000	1	0	0	0	0
Asst. Case Manager	\$55,000	1	0	0	0	0
Drivers	\$32,000	1	0	0	0	0

D) Financial Assistance sought:

- Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* \_\_\_\_\_
- Mortgage Recording Tax Exemption (.75% of mortgage): \_\_\_\_\_
- Sales and Use Tax Exemption (4% Local, 4% State): \_\_\_\_\_
- Tax Exempt Bond Financing (Amount Requested): \_\_\_\_\_
- Taxable Bond Financing (Amount Requested): \_\_\_\_\_

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ \_\_\_\_\_

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

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$ \_\_\_\_\_

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

## Section IV: Estimate of Real Property Tax Abatement Benefits

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

### A) PILOTS Estimate Table Worksheet

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

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

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

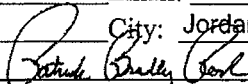
In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities.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

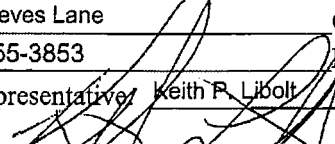
**Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. 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 Jordan Landing 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 11/25/2025 (date).

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

Applicant(s) Company: Jordan Landing LLC  
Representative for Contract: Patrick Rock  
Address: 116 State Street City: Pheonix State: NY Zip: 13135  
Phone: 617-816-0975 Email: rock.patrick@rockpmc.com  
Project Address: 577 Peru Road City: Jordan State: NY Zip: 13080  
Signature: 

General Contractor: Libolt & Sons Inc. D/BA Affordable Housing Concepts (AHC)  
Contact Person: Keith P. Libolt  
Address: 15 Steves Lane City: Gardiner State: NY Zip: 12525  
Phone: 845-255-3853 Email: keith@ahcllc.net  
Authorized Representative: Keith P. Libolt Title: Principal  
Signature: 

## Section IX: Agency Fee Schedule

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

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC  1. Sales and Use Tax Exemption  2. Mortgage Recording Tax  3. <b>PILOT is an additional fee</b>  4. Bond refinancing	  .01 X TPC    .0025 X TPC (total X .0125)  .0025 X TPC (total X .015)	  Due at closing        
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  Fee for first \$20 million  Fee for expenses above \$20 million	  .0025 X of the project cost or bond amount  .00125 X of project cost or bond amount	  Due at closing    
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 Jordan Landing LLC

Signature of Officer or Authorized Representative: Patrick Rock Digitally signed by Patrick Rock  
Date: 2025.12.08 09:28:00 -0500

Name & Title of Officer or Authorized Representative: Patrick Rock, Authorized Representative

Date: 12/6/2025

Section XI: Conflict of Interest

Agency Board Members

Randy Wolken  
Elizabeth Dreyfuss  
Cydney Johnson  
Leslie English  
Garard Grannell  
Alan Marzullo  
Mark Muthumbi

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 Lisson, CPA, Grossman St. Amour CPAs, 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 Jordan Landing Apartments LLC

Signature of Officer or Authorized Representative: Patrick Rock Digitally signed by Patrick Rock  
Date: 2025.12.18 16:17:22 -0500

Name & Title of Officer or Authorized Representative: Patrick Rock, Authorized Signatory

Date: 12/18/25

## Section XI: Conflict of Interest

### Agency Board Members

Randy Wolken  
Alan Marzullo  
Mark Muthumbi  
Deka Eysaman  
Christina Hollenback  
Sally Santangelo  
Michael Greene

### 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 Lisson, CPA, Grossman St. Amour CPAs, 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

Jordan Landing LLC

Signature of Officer or Authorized Representative:

Patrick Rock

Digitally signed by Patrick Rock  
Date: 2026.05.19.14:11:36 -0400

Name & Title of Officer or Authorized Representative:

Patrick Rock, GP

Date: 5/19/2026

## Section XII: Representations, Certifications, and Indemnification

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

Patrick Rock (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the Authorized Representative (title) of Jordan Landing 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: Jordan Landing LLC

Signature of Officer or Authorized Representative: *Patrick Rock* Digitally signed by Patrick Rock  
Date: 2025.12.08 09:28:30 -0500

Name & Title of Officer or Authorized Representative: Patrick Rock, Authorized Representative

Date: 12/6/2025

STATE OF ~~NEW YORK~~ Florida )

COUNTY OF ~~ONONDAGA~~ Santa Rosa ) ss.;

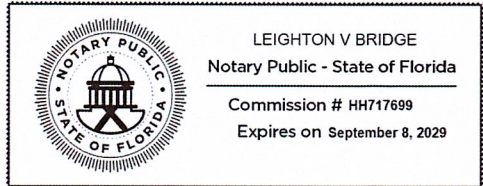
\_\_\_\_\_, being first duly sworn, deposes and says:

1. That I am the Owner / President (Corporate Officer) of Rock PMC, LTD (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

Subscribed and affirmed to me under penalties of perjury this 5th day of 01, 2026.

*[Signature]*  
Leighton V Bridge  
(Notary Public)

(Signature of Officer)



Notarized remotely online using communication technology via Proof.

End of Application

**Section I: C) 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?**

Below is a list of housing developments completed by the Applicant's affiliated entities

<b>Project Name</b>	<b>Project Address</b>	<b># of Buildings</b>	<b># of Housing Units</b>	<b>Completion Date</b>	<b>Government Funding Programs</b>
Paddock's Landing	116 State Street, Phoenix, NY 13135	1	32	4/6/1983	USDA Rural Development 515
Village Center	456 Main Street, Phoenix, NY 13135	1	15	6/1/1984	USDA Rural Development 515
Bradley Associates	56 Davis Street, Phoenix, NY 13135	2	24	6/27/1986	USDA Rural Development 515
Christopher Court	22 Maplehurst, Phoenix, NY 13135	5	40	4/30/1992	USDA Rural Development 515
Patrick Court	32 Maplehurst, Phoenix, NY 13135	2	24	12/16/1993	USDA Rural Development 515
Austin Court	42 Maplehurst, Phoenix, NY 13135	2	24	6/6/1998	USDA Rural Development 515 and New York State
Old Erie Place I	20 North Beaver Street, Jordan, NY 130	1	24	9/26/1986	USDA Rural Development 515
Old Erie Place II	20 North Beaver Street, Jordan, NY 130	1	24	12/19/1986	USDA Rural Development 515
Old Erie Place III	20 North Beaver Street, Jordan, NY 130	1	24	2/14/1994	USDA Rural Development 515
Old Erie Place IV	20 North Beaver Street, Jordan, NY 130	1	24	1/8/2002	USDA Rural Development 515 and New York State
Wolcott Meadows I	6032 Alport Street, Wolcott, NY 14590	5	40	11/8/1988	USDA Rural Development 515 and New York State
Wolcott Meadows II	6032 Alport Street, Wolcott, NY 14590	1	30	12/4/1994	USDA Rural Development 515 and New York State
Union Free School	23 First Street, Camillus, NY 13031	1	27	12/10/1993	New York State Housing Trust Fund
Minetto Senior Housing	12 Schuyler Street, Oswego, NY 13126	1	39	1/9/2002	New York State Housing Trust Fund

**Section II D: Project Narrative:**

**A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.**

The PILOT agreement from the IDA is necessary for the Project to move forward. The real estate tax burden projected in year one is over \$107,000. An amount that is unsustainable without a drastic change to the rents making the project no longer affordable. A PILOT also provides comfort to the investors, lenders and the State of New York, who are unlikely to invest without a stable PILOT Payment. For the project to provide affordable rents targeting low and moderate income families and veterans a PILOT is critical.

**E. Project Description**

**Jordan Landing:**

- **Overview of the Development**

Jordan Landing is a thoughtfully designed, infill new construction development located in the Village of Jordan, Onondaga County, NY. Situated on 7.84 acres of vacant land (parcels 006.1-01-03.1, 006.1-01-04.1, and 006.1-01-05) adjacent to the Erie Canal Trail, this project will bring 65 units of mixed-income housing across nine two-story buildings. It is a response to pressing regional housing needs, offering high-quality, energy-efficient homes for working families and individuals—30 of which will be integrated supportive units for homeless veterans and individuals with Serious Mental Illness (SMI).

The project received zoning support from the Village of Jordan in early 2025 and has since secured site plan approval, along with \$250,000 in capital funding from OCHIP.

The development’s design promotes mixed-income housing through income averaging, with units spanning 30%, 50%, 60%, and 70% of Area Median Income (AMI). The breakdown includes 35 one-bedroom, 16 two-bedroom, and 14 three-bedroom units, distributed across both townhouse and multifamily buildings. The multifamily building includes shared amenities: a community room, fitness area, service offices, and laundry facilities—all accessible to every resident. Below is a breakdown of units by bedroom type and AMI:

<b>Bedroom Size</b>	<b>Total Units</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>70% AMI</b>
1	35	6	21	4	4
2	16	1	6	6	3
3	14	0	2	6	6
<b>Total</b>	<b>65</b>	<b>7</b>	<b>29</b>	<b>16</b>	<b>13</b>
<b>% of Total</b>	<b>100%</b>	<b>11%</b>	<b>44.5%</b>	<b>24.5%</b>	<b>20%</b>

The total square footage of the project is 74,203.

- **Supportive Housing Component**

Eagle Star Housing, a nonprofit service provider founded in 2012, leads the supportive housing component. Their mission to serve veterans facing homelessness aligns closely with the state's priorities. They have secured an award for 30 ESSHI-supported units (15 for homeless veterans, 15 for individuals with SMI). Eagle Star will provide direct services on-site, including mental health support, case management, transportation, and resident programming. Services will be

led by a highly qualified House Manager with a Master of Social Work and significant experience, ensuring the program meets the complex needs of the target population.

This integrated approach not only helps vulnerable individuals remain stably housed but also contributes to reducing regional homelessness. Recent Point-in-Time data shows homelessness in the NY-505 region increased by over 25% in the last year alone, with Onondaga County now accounting for 64% of the area's homeless population.

- **Design, Sustainability, and Community Integration**

Jordan Landing incorporates sustainable design and green building practices to meet New York State Homes and Community Renewal (HCR)'s 2025 sustainability guidelines. The project will meet Enterprise Green Communities 2020 Plus standards and conduct HVAC commissioning to ensure long-term energy efficiency.

Each building is two stories and wood-frame construction. The buildings are sited to avoid any disturbance to nearby DEC and USACE-regulated wetlands, although minor grading in the 100-foot buffer will be permitted under a forthcoming NYSDEC permit. The surrounding landscape, including a nearby forested wetland and the Erie Canal Trail, will offer residents access to nature and recreation. A central playground, walkable sidewalks, and adjacent public spaces further enhance the community-oriented design.

- **Location and Market Fit**

Jordan Landing is well-positioned within commuting distance of several regional employment hubs, including the forthcoming Micron Facility in Clay (30 minutes away), Downtown Syracuse (30 minutes), and Auburn (20 minutes). Though public transit is limited, Eagle Star will provide transportation services for supportive housing residents, and Onondaga County's Dial-a-Ride program offers transit options for seniors and people with disabilities.

Market conditions strongly support the development. Adjacent affordable housing—developed and managed by Rock PMC—remains fully occupied with long waiting lists. A recent market study found a favorable 10.44% capture rate and underscored stable rents and minimal vacancy in both market-rate and affordable housing sectors. With a rising population of people experiencing homelessness, especially veterans and individuals with SMI, Jordan Landing is a timely and much-needed intervention.

- **Site, Zoning, and Environmental Considerations**

The Project Site was made up of three parcels: # 006.1-01-03.1, 006.1-01-04.1, and 006.1-01-05.0. At the August 20th Planning Board Meeting the Board passed a resolution consolidating these lots into one parcel which is expected to retain the 006.1-01-03.1 SBL number and has been confirmed to be addressed as 577 Peru Road. The Village of Jordan Planning Board

granted final site plan approval in August 2025. The land is free of environmental hazards, and any work near the wetlands will proceed under proper permitting.

- **Development Team and Financing**

This collaborative effort brings together trusted partners:

- **Eagle Star Housing** (Applicant, majority owner, service provider)
- **Rock PMC** (Property Manager, municipal approvals lead)
- **Rockabill Development** (Financing, construction closing, and coordination)
- **Bowes REDC** (Predevelopment consultant)
- **Libolt & Sons / AHC** (General Contractor)
- **Holmes King Kallquist** (Architect)
- **Canon Heyman & Weiss** (Legal counsel)

Financing sources include:

- 9% State and Federal Low Income Housing Tax Credits
- NYS Supportive Housing Opportunity Program Funds
- \$250,000 from OCHIP
- Equity from Key Bank (tax credit investor and lender)
- Deferred Developer Fee from Project Developers

### **Timeline and Readiness**

Jordan Landing is development-ready. Key milestones are as follows:

- **March 2026** – HCR Awards
- **August 2026** – Financial closing and construction start
- **March 2028** – Construction completion and lease-up begins
- **September 2028** – Full occupancy
- **December 2028** – Permanent closing

The only outstanding municipal item is a building permit, expected within 4–6 weeks of application. The NYSDEC permit process for minor grading in the buffer zone will be underway in fall 2025, with approvals anticipated within five months.

## **Section II: H) Local Approvals**

Attached please find a letter from the Village of Jordan outlining the approvals received as well as the SEQR. Please note that the total acreage of the property is 7.84 and the total square footage of the buildings is 74,203. Attached is a survey, site plans and building plans.

# VILLAGE OF JORDAN

AN ERIE CANAL VILLAGE  
INCORPORATED 1835

PO BOX 561 • 7 MECHANIC STREET  
JORDAN, NEW YORK 13080-0561  
PHONE: (315) 689-7350 • FAX: (315) 689-9230

September 4, 2025

John Nevin Jr., Chairman  
Matthew C. McCabe, Secretary  
Village of Jordan Planning/Zoning Board  
P.O. Box 561, 7 Mechanic Street  
Jordan, New York 13080-0561

Patrick Rock  
ROCK PMC  
116 State Street  
Phoenix, New York 13135

Re: Jordan Landing Project  
(Summary of Planning and Zoning Approvals)

Dear Mr. Rock:

You have requested a summary of the findings and actions of the combined Village of Jordan Planning and Zoning Board with regard to the above-referenced matter. The following is a summary of these actions and approvals, in chronological order:

1. The proposed Jordan Landing project was first presented to the combined Village of Jordan Planning and Zoning Board at the Board's regular meeting held on May 21, 2025. Patrick Rock, petitioner and project developer; Ed Keplinger of Keplinger Freeman Associates, and Michael C. Malda of Homes, Kim Kallquist, Architects attended the meeting to provide details regarding the proposed project.
2. At the Planning/Zoning Board meeting held on June 18, 2025, a more detailed presentation was made by Mr. Rock and Mr. Keplinger. As indicated by the Amended Minutes of that meeting (attached), the petitioner formally requested the following:
  - a. Under Zoning Ordinance Section 6.2.A, there is a requirement for 1.5 parking spaces per dwelling unit. For 65 units, the requirement is for 98 spaces. A variance was requested to allow the applicant to provide 84 spaces, which is a reduction of 14% from the required number. The requested reduction is thus non-substantial. The applicant noted that there is an option to restore some parking spaces in the future.
  - b. The applicant requested a Use Variance for multi-family. The requested variance is not needed, as the property is already zoned R-C.
  - c. There was also a request for a variance from the required distance between buildings as specified in Zoning Ordinance section 3.D.2.f. Based upon the height of the structures, the zoning ordinance specifies a spacing of 40.75 feet between buildings. The applicant requested a reduction of this amount to 20 feet. This is a substantial request, a 51% decrease from the spacing required under the zoning ordinance. It was noted, however,

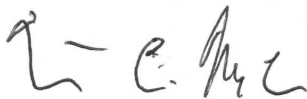
that the New York State fire code only requires a 20' spacing between buildings, consistent with the applicant's request.

3. The State Environmental Review Act (SEQRA) form for matters within the purview of the Planning/Zoning Board was also discussed and completed at the June 18, 2025 meeting. The Board determined that the requested Variances and the project as outlined in the Site Plan would have a minimal impact on the items delineated within the form, resulting in a Type II Negative Declaration. Parts II and III of the SEQRA form are attached hereto.
4. There was a further discussion of this matter at the meeting of the Planning/Zoning Board held on July 16, 2025. During that meeting, Chairman Nevin outlined his efforts to ensure timely Onondaga County Planning Board approval of the project. There was also a public hearing during the July 16, 2025 meeting with regard to the requested area variances and the project site plan review. No individuals from the community at large attended the meeting, and no public comments were made. Thus, the public hearing was ended at 7:32 P.M., with no comments received.
5. Final Village of Jordan Planning/Zoning Board approvals for the Jordan Landing project were granted at the meeting of the Board held on August 20, 2025. At that meeting, a motion was made, seconded, and unanimously adopted to approve the following:
  - a. Area variances for the project with regard to parking and required distance between buildings;
  - b. Subdivision of the primary lot, if required, and
  - c. Site Plan approval, contingent upon the receipt of a New York State DEC SPEDES Stormwater Permit and an Onondaga County Highway Department permit.
6. Any additional matters that arise with regard to the Jordan Landing project will be addressed at the Village of Jordan Planning/Zoning Board meeting to be held on September 17, 2025.

In summary, the Jordan Landing Project has obtained all of the required approvals from the Village of Jordan Planning/Zoning Board. I trust that you will find this information to be helpful. If you have any questions, or if you require any additional information, feel free to contact the Village of Jordan; John Nevin, Jr., Planning/Zoning Board Chairman ((315) 689-1887), or Matthew C. McCabe, Planning/Zoning Board Secretary ((315) 224-1120).



John Nevin, Jr., Chairman



Matthew C. McCabe, Secretary

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project :   
 Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.  NO  YES  
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If “Yes”, answer questions a - h. If “No”, move on to Section 5.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**

The proposed action may result in development on lands subject to flooding.  NO  YES  
(See Part 1. E.2)  
*If “Yes”, answer questions a - g. If “No”, move on to Section 6.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b>			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b>			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

**11. Impact on Open Space and Recreation**

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.  NO  YES  
(See Part 1. C.2.c, E.1.c., E.2.q.)  
*If “Yes”, answer questions a - e. If “No”, go to Section 12.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**12. Impact on Critical Environmental Areas**

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)  NO  YES  
*If “Yes”, answer questions a - c. If “No”, go to Section 13.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
 (See Part 1. C.1, C.2. and C.3.)  
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

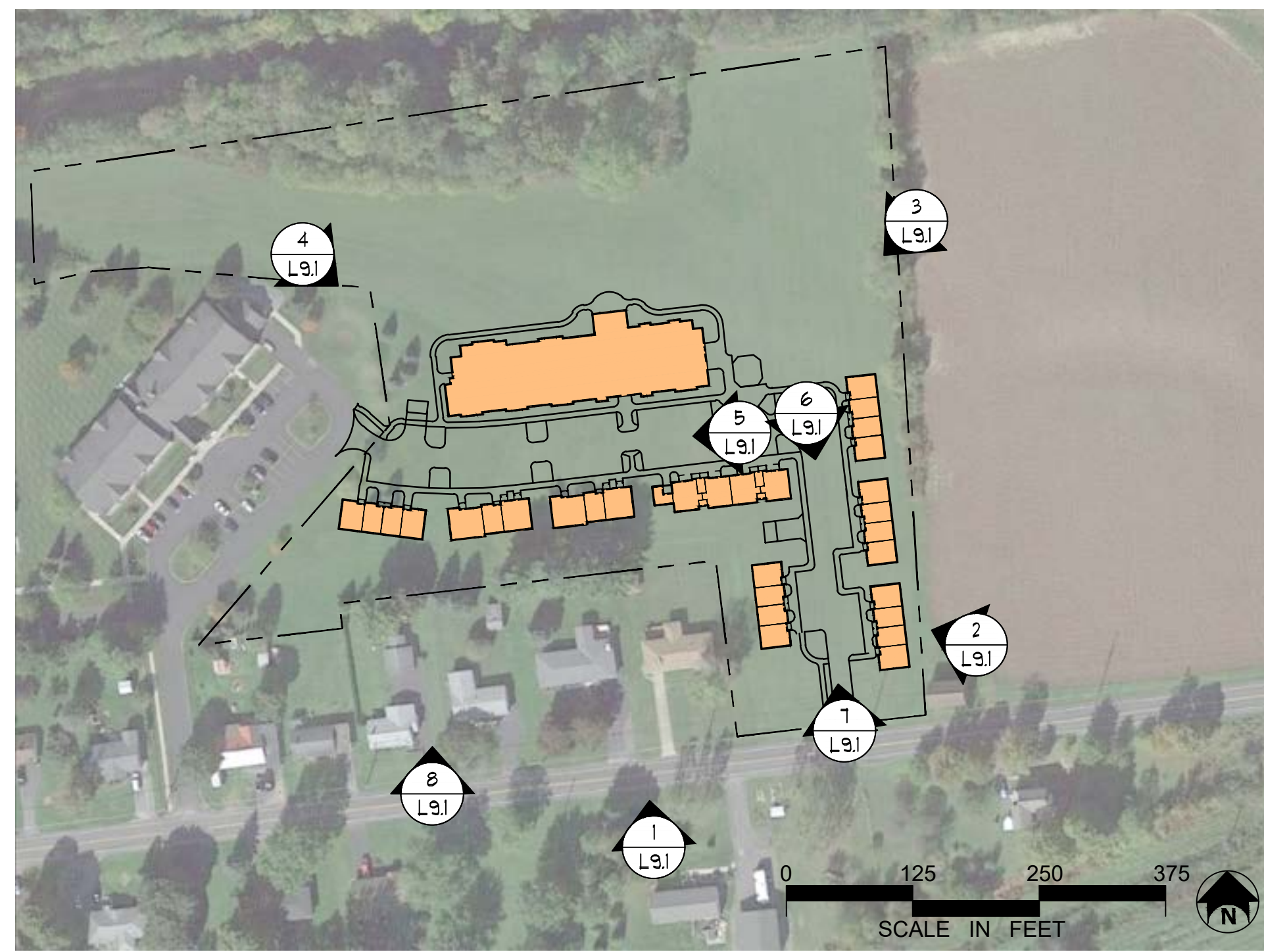
The proposed project is inconsistent with the existing community character.  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>





**1: LOOKING NORTH AT PERU ROAD & PROPOSED DEVELOPMENT**



**2: LOOKING NORTHWEST AT PERU ROAD & PROPOSED DEVELOPMENT**



**3: LOOKING SOUTHWEST AT PERU ROAD & PROPOSED DEVELOPMENT**



**4: LOOKING SOUTHEAST AT PERU ROAD & PROPOSED DEVELOPMENT**



**5: LOOKING WEST AT PROPOSED DRIVEWAY & PARKING LOT**



**6: LOOKING SOUTH AT PROPOSED DRIVEWAY & PARKING LOT**



**7: LOOKING NORTH FROM PERU RD ALONG PROPOSED DRIVEWAY**



**8: LOOKING NORTH FROM PERU ROAD BETWEEN 561 & 567 PERU ROAD**

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PB SUBMISSION  
6/4/2025  
NOT FOR  
CONSTRUCTION

REV No.	DATE	DRAWN BY	DESCRIPTION
1	6/4/25	JPR	MISC. REVISIONS
2	7/2/25	JPR	BUS PARKING AREA

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JOB NO:	25014
DATE:	05/07/2025
DRAWN BY:	JPR
CHECKED BY:	EJK
SCALE:	AS SHOWN

NEW CONSTRUCTION  
**JORDAN LANDING**  
577 PERU ROAD, JORDAN, NEW YORK

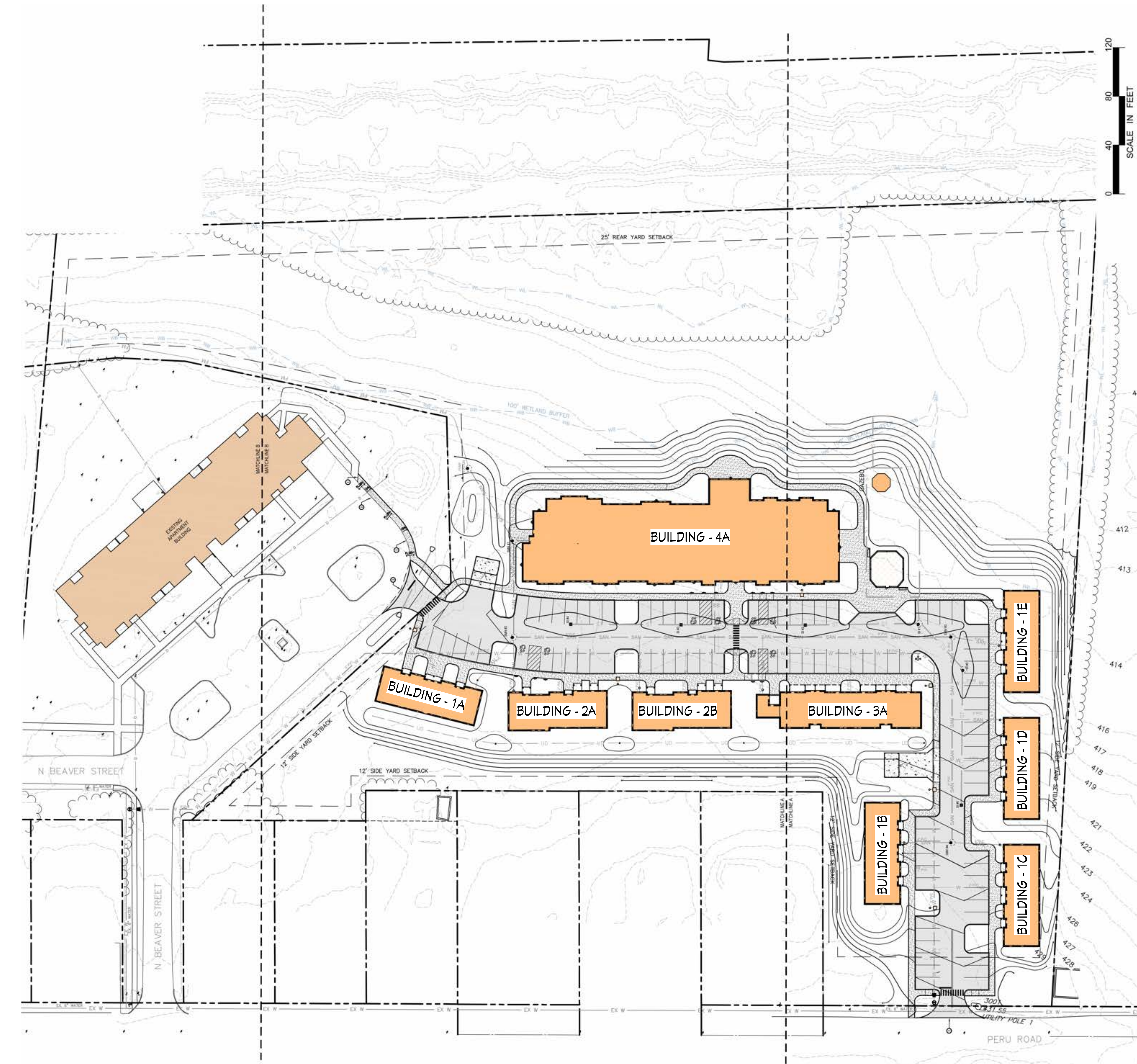
**HOLMES • KING • KALLQUIST**  
& Associates, Architects, LLP  
575 NORTH SALINA STREET, SYRACUSE, NY 13208  
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PHOTO BOARD

**L9.1**

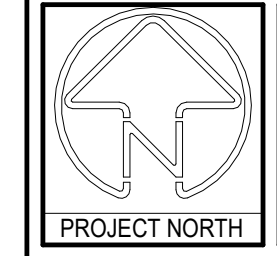


CAMPUS PLAN  
 SCALE: 1/8" = 1'-0"

HCR REVIEW

REV. NO.	DATE	DRAWN BY	DESCRIPTION

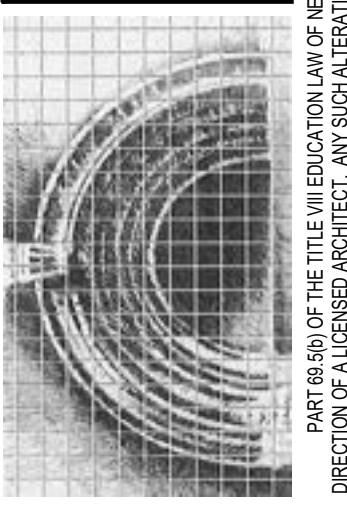
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JOB NO: 25014  
 DATE: 05/06/2025  
 DRAWN BY: Author  
 SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION: BUILDING 4A  
**JORDAN LANDING**  
 577 PERU ROAD, JORDAN, NY

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CAMPUS PLAN

**G1.0**

## Section VII: For Housing Projects Only

### 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)}

A **Payment In Lieu of Taxes (PILOT) agreement** is critical to the financial feasibility and long-term stability of *Jordan Landing*. The project's operating budget demonstrates that real estate taxes represent one of the largest ongoing expenses, beginning at **\$107,000 in Year 1** and escalating annually by 2%. Even with modest tax growth, total operating costs exceed **\$580,000 in the first year**, producing an **income-to-expense ratio of only 1.04**—barely above the minimum threshold for sustainable operations. This narrow margin leaves limited flexibility to address increases in utilities, insurance, and maintenance costs, which have risen sharply across the affordable housing sector.

Without a PILOT agreement to moderate property tax levels, the project's annual debt coverage ratio would fall below the 1.15–1.20 range required by lenders and investors, making permanent financing unattainable. The result would be a project that cannot move forward in its intended form—jeopardizing 65 new units of affordable and supportive housing in a community that has demonstrated significant unmet demand and 100% occupancy in comparable properties.

A PILOT is not simply a financial convenience; it is a **core component of the project's capital and operating strategy**. The development's rents are restricted to serve households between **30% and 70% of Area Median Income**, with 30 of the 65 units dedicated to supportive housing for homeless veterans and individuals with serious mental illness. These deeply affordable units produce lower operating revenue but are essential to addressing regional housing and homelessness priorities. A full property tax burden—calculated at market valuation rather than restricted-income valuation—would consume scarce operating funds that must otherwise support resident services, maintenance, and long-term reserve contributions.

A structured PILOT provides a predictable and sustainable tax framework that balances community benefit with fiscal responsibility. It ensures that *Jordan Landing* contributes to local tax revenues at a reasonable rate while preserving sufficient cash flow to operate safely, maintain quality, and deliver ongoing supportive services. With a PILOT, the project can maintain a **Debt Coverage Ratio of approximately 1.17** and modest but stable annual cash flow of around **\$34,000**, ensuring financial viability without rent increases or service reductions.

Without this PILOT, the project would likely face a cascading series of consequences: higher rents that undermine affordability targets, reduction or elimination of supportive units, or deferral of critical maintenance. Each of these outcomes would erode the long-term community value that the project is designed to deliver.

By granting a PILOT, the Agency directly supports the creation of new, high-quality affordable housing that aligns with **Plan Onondaga's** priorities—revitalizing village centers, expanding housing choice, and serving vulnerable populations—while ensuring that the project remains financially sound for decades

to come. The PILOT is therefore not only beneficial but indispensable to realizing the full social, economic, and policy benefits of Jordan Landing.

**2. Describe how the proposed housing project fulfills an unmet need in the community. Please provide a market study documenting a need for the proposed project.**

Jordan Landing directly responds to a well-documented shortage of affordable and supportive housing in Onondaga County and the Central New York region. The preliminary market study prepared for this project demonstrates a **capture rate of only 10.44%**, confirming that there is more than sufficient demand to absorb the proposed 65 mixed-income units. In nearby comparable developments, including the sponsor’s 90-unit Old Erie Place community, **occupancy remains at 100% with a substantial waiting list**, underscoring the lack of available, high-quality affordable housing options for working families and individuals in the area.

The demand for supportive housing is equally urgent. The 2024 Point-in-Time Count documents a sharp rise in homelessness in Onondaga County—from 598 individuals in 2023 to **760 in 2024**, with similar increases among veterans and people with serious mental illness. Jordan Landing’s 30 ESSHI-funded supportive units (15 for veterans and 15 for individuals living with mental illness) directly target these vulnerable populations, pairing stable housing with comprehensive on-site services.

Additionally, the project is strategically located approximately **30 minutes from the Micron facility**, positioning it to serve the expanding workforce associated with this transformative regional investment. As Micron and its suppliers bring thousands of new jobs to Central New York, the need for attainable, workforce-appropriate housing will intensify. Jordan Landing fills this gap by offering energy-efficient, affordable units in a walkable village setting close to jobs, transit, schools, and amenities—meeting both existing and emerging housing needs across income levels.

In short, Jordan Landing fulfills multiple layers of unmet community need: it increases the affordable and supportive housing supply in a constrained market, advances the region’s capacity to accommodate workforce growth, and provides a stable, service-enriched environment for those most at risk of homelessness.

**3. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. (Plan Onondaga)**

Jordan Landing is fully aligned with the priorities and guiding principles of **Plan Onondaga**, which emphasizes sustainable growth, housing choice, community revitalization, and equitable access to opportunity.

The project exemplifies **smart growth and infill development** by utilizing vacant land within the Village of Jordan—an established, infrastructure-served area—rather than extending development into greenfield sites. By leveraging existing water, sewer, and transportation infrastructure, the

development supports the Plan’s goal of focusing investment where services already exist, preserving rural character while strengthening village centers.

The Plan calls for **expanded housing options** that meet the needs of a diverse population, including seniors, families, veterans, and individuals with disabilities. Jordan Landing fulfills this by delivering a **mix of income levels and household types**, combining affordable workforce units with 30 supportive apartments for individuals and veterans in need of stability. This integrated approach promotes inclusion and community cohesion, key themes within Plan Onondaga’s housing and human services strategies.

Furthermore, the project advances the Plan’s **economic development and community renewal goals** by ensuring that new and existing workers—particularly those tied to regional employers such as Micron—can find quality housing within commuting distance. The development’s location along the Erie Canalway Trail and its walkable access to schools, shops, and civic amenities also reinforce Plan Onondaga’s vision for connected, livable communities that prioritize health, accessibility, and quality of life.

In essence, Jordan Landing translates Plan Onondaga’s priorities from policy to action: creating inclusive, sustainable, and locally integrated housing that strengthens the social and economic fabric of Onondaga County.

**4. Is the Project considered infill in a populated area? If yes, please explain.**

Jordan Landing is unequivocally an **infill development within a populated area**. The eight-acre site is located within the Village of Jordan and is **directly adjacent to existing multifamily housing**, including the 90-unit Old Erie Place community. It is surrounded by established residential neighborhoods, schools, a library, shops, and the Erie Canal Trail—all within a short walk.

The Village proactively rezoned the parcel from R-A (single-family residential) to R-C (multi-family residential) to accommodate the project, demonstrating strong local support and recognition of the site’s appropriateness for higher-density infill housing. Existing municipal water and sewer infrastructure serve the property, minimizing environmental impact and ensuring efficient land use.

By reactivating a vacant parcel at the edge of an existing residential corridor, Jordan Landing strengthens the village’s housing base, supports local businesses, and enhances walkability and connectivity. Rather than contributing to suburban sprawl, it reinvests in the heart of an established community—an approach that embodies both the spirit and intent of New York State’s Smart Growth and community revitalization principles.

**5. Is there additional infrastructure necessary to service the project? If yes, please explain.**

No the water, sewer and electric infrastructure exists on site.

**6. Is the project a part of a larger mixed-use development? If yes, please describe.**

No. The Project is a standalone housing development.