

**TWIN PONDS HB, LLC**

**SEQRA RESOLUTION  
(3101-25-02A)**

A regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) was convened in public session on May 14, 2026, at 8:30 a.m., local time, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

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

**PRESENT:** Randy Wolken  
Christina Hollenback  
Michael Greene  
Sally Santangelo  
Mark Muthumbi  
Alan Marzullo

**ABSENT:** Deka Eysaman

**ALSO PRESENT:** Robert M. Petrovich, Executive Director  
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by Alan Marzullo, seconded by Mark Muthumbi, to wit:

**RESOLUTION OF THE ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY ADOPTING A NEGATIVE DECLARATION  
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW  
ACT FOR THE TWIN PONDS HB, LLC PROJECT**

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

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

WHEREAS, Twin Ponds HB, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 54.85 acres of land located at 5440 North Burdick Street (tax map no. 086.-02-06.1) in the Town of Manlius, Onondaga County, New York (the “Land”); (2) construction on the Land of three (3) five-story buildings containing approximately three hundred and nine (309) residential housing units and one (1) mixed-use building containing approximately five (5) residential housing units and approximately 5,700 square feet of commercial space on the ground floor, together with a clubhouse, parking areas, infrastructure improvements, landscaping and related interior and exterior amenities and improvements (the “Facility”); and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

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

WHEREAS, pursuant to SEQRA, the Agency is required to determine the potential significant adverse environmental impact of the Project prior to the Agency approving and granting the Financial Assistance for the Project; and

WHEREAS, in order to aid the Agency in determining whether the Project may have a potential adverse impact on the environment, the Company submitted to the Agency a completed Part 1 of a Full Environmental Assessment Form, dated March 25, 2024 (the “EAF”), a copy of which is on file in the office of the Agency and is readily accessible to the public; and

WHEREAS, the Town of Manlius Planning Board (the “Planning Board”) declared its intent to act as lead agency pursuant to SEQRA for the purpose of conducting an environmental impact assessment of the Project; and

WHEREAS, on May 6, 2026, the Planning Board distributed written notice of its intent to act as lead agency to all identified involved and interested agencies including the Agency; and

WHEREAS, the Agency did not object to the Planning Board acting as lead agency; and

WHEREAS, the Planning Board classified the Project as a Type 1 action pursuant to 6 N.Y.C.R.R. §617.4 of the SEQRA regulations; and

WHEREAS, after completing Parts 2 and 3 of the EAF, considering the criteria set forth in 6 N.Y.C.R.R. §617.7(c)(1) of the SEQRA regulations, and conducting a thorough review and assessment of the potential environmental impacts of the Project, the Planning Board determined that the Project would not result in a potential significant adverse environmental impact and issued a Negative Declaration for the Project on August 26, 2024 (the “Negative Declaration”); and

WHEREAS, 6 N.Y.C.R.R. §617.3(h) of the SEQRA regulations requires that agencies carry out the requirements of SEQRA with minimum procedural and administrative delay and to avoid unnecessary duplication of reporting and review requirements; and

WHEREAS, the Agency consents to and ratifies the actions undertaken by the Planning Board as lead agency for the SEQRA review of the Project.

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

Section 1. Based upon an examination of Part 1 of the EAF as prepared by the Company, Parts 2 and 3 of the EAF as completed by the Planning Board on August 26, 2024, and the criteria set forth in 6 N.Y.C.R.R. §617.7(c) of the SEQRA regulations, as well as based further upon the Agency’s knowledge of the area surrounding the Project and its assessment of the Project and its potential environmental impacts, the Agency makes the following findings and determinations regarding the Project pursuant to SEQRA:

(a) The Agency is considered an involved agency as that term is defined by 6 N.Y.C.R.R. §617.2(t) of the SEQRA regulations.

(b) The Project constitutes a Type 1 action as that term is defined by 6 N.Y.C.R.R. §617.4 of the SEQRA regulations.

(c) The Agency ratifies, adopts, and affirms the Negative Declaration issued by the Planning Board and which shall be filed in the office of the Agency and maintained so that it is readily accessible to the public.

Section 2. A copy of this Resolution, together with the attachments hereto, shall also be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. The Agency hereby authorizes Agency staff and/or counsel to take all further actions deemed necessary and appropriate to fulfill the Agency's obligations pursuant to SEQRA.

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

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Randy Wolken	X		
Deka Eysaman			X
Michael Greene	X		
Christina Hollenback	X		
Alan Marzullo	X		
Mark Muthumbi	X		
Sally Santangelo	X		

The Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on May 14, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 14<sup>th</sup> day of May, 2026.

(SEAL)

  
Secretary