



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

4/7/2026

Project:	Twin Ponds HB, LLC	Project Number:	3101-25-02A
Location:	Manlius	School District:	Fayetteville-Manlius CSD
Tax Parcel(s):	086.-02-06.1	Project Type:	Housing
		Village:	N/A

Total Project Cost:	\$	114,813,168	8. Total Jobs	7
Land Acquisition	\$	-	8A. Job Retention	0
Site Work/Demo	\$	7,876,505	8B: Job Creation	7
Building Construction & Renovation	\$	94,860,561	(Next 5 Years)	
Furniture & Fixtures	\$	650,000		
Equipment	\$	-		
Project Soft Cost	\$	11,426,102		

Community Investment /Abatement

	Fiscal Impact (\$)	
Abatement Summary	\$8,645,954	
Sales Tax Abatement	\$4,800,000	
Mortgage Tax Abatement	\$641,519	
Property Tax Relief (PILOT)	\$3,204,435	
Community Investment	\$126,814,235	
PILOT Payments	\$2,972,710	
Project Salaries and Benefits Estimated (10 yrs)	\$2,934,157	
Construction Benefit Estimate	\$6,094,200	
Total Project Cost	\$114,813,168	
Investment:Abatement Ratio	14.67	:1

Project Description

The applicant is proposing to construct a residential community consisting of approximately 309 multifamily units, a commercial space, and recreational areas in the Town of Manlius.

Twin Ponds HB, LLC

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 583,000
Projected investment					\$ 94,860,561
OCIDA estimate of increase in value					\$ 20,274,500
OCIDA estimated value after project is completed					\$ 20,857,500
Taxes that would have been collected if the project did not occur					\$ 172,661
Scheduled PILOT payments					\$ 2,972,710

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,737	\$ 2,520	\$ 11,511	\$ -	\$ 15,769	\$ 564,137	\$ 548,369
2	90%	\$ 7,934	\$ 11,510	\$ 52,573	\$ -	\$ 72,018	\$ 575,420	\$ 503,402
3	80%	\$ 14,378	\$ 20,858	\$ 95,274	\$ -	\$ 130,510	\$ 586,928	\$ 456,418
4	70%	\$ 21,077	\$ 30,576	\$ 139,661	\$ -	\$ 191,314	\$ 598,667	\$ 407,353
5	60%	\$ 28,037	\$ 40,674	\$ 185,785	\$ -	\$ 254,497	\$ 610,640	\$ 356,143
6	50%	\$ 35,268	\$ 51,164	\$ 233,699	\$ -	\$ 320,131	\$ 622,853	\$ 302,722
7	40%	\$ 42,777	\$ 62,057	\$ 283,455	\$ -	\$ 388,289	\$ 635,310	\$ 247,021
8	30%	\$ 50,572	\$ 73,366	\$ 335,108	\$ -	\$ 459,045	\$ 648,016	\$ 188,971
9	20%	\$ 58,662	\$ 85,102	\$ 388,713	\$ -	\$ 532,476	\$ 660,977	\$ 128,500
10	10%	\$ 67,055	\$ 97,278	\$ 444,328	\$ -	\$ 608,661	\$ 674,196	\$ 65,535
TOTAL		\$ 327,496	\$ 475,107	\$ 2,170,107	\$ -	\$ 2,972,710	\$ 6,177,145	\$ 3,204,435

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		2	2	3		
Total Employment Goals	0	2	4	7	7	7

**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
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.
 - 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

Section I: Applicant Information

Submittal Date: April 3, 2026

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

1. Applicant/Project Operator: Twin Ponds HB, LLC
Applicant/Project Operator Address: PO Box 515, Syracuse NY 13205
Phone: 315-476-7917 Fax: 315-476-7910
Website: _____ Email: hb@hb1872.build
Federal ID#: 33-2720307 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): _____
Owner Address: _____
Federal ID#: _____
State of Incorporation: _____
List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

- | | |
|--|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Public Corporation | <input type="checkbox"/> Joint Venture |
| <input type="checkbox"/> Sole Proprietorship | <input checked="" type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other, explain | |

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

Name	% of ownership
<u>Braxton Capital, LLC</u>	<u>100</u>
_____	_____
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100

Estimated % of sales outside Onondaga County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 0

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

D) 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)

E) Individual Completing Application:

Name: Charles F Breuer Title: Manager

Address: PO Box 515 Syracuse, NY 13204 Phone: 315-476-7917

Cell Phone: _____ E-mail: hb@hb1872.build

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

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Brody Smith

Firm Name: Bond, Schoeneck & King

Address: One Lincoln Center, Syracuse, NY 13202

Phone: 315-218-8225

Cell Phone: _____

Email: smith@bsk.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: 5440 N Burdick Street

Legal Address (if different): _____

City: _____ Town: Manlius Village: _____

Zip Code: 13066 School District: Fayetteville-Manlius CSC

Tax Map Parcel ID(s): 086.-02-06.1

Full Market Value: 583,000 Square Footage of Existing Building(s): 1,435

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 checked="" type="checkbox"/> Mixed Use |
| <input checked="" 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 **8/26/2024**

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

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

Town of Manlius

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	0
Site Work/Demo	7,876,505
Building Construction & Renovation	94,860,561
Furniture & Fixtures	650,000
Equipment	
Project Soft Cost	11,426,102
Total Project Cost	114,813,168

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 | \$85,535,760 _____ |
| 2. Equity | \$29,277,408 _____ |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ _____ |
| 5. Total Sources of Funds for Project Costs | <u>\$114,813,168</u> |

- | | |
|---|-------------------|
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$1,000,000 _____ |
|---|-------------------|

-Identify each state and federal grant/credit:

<u>ESD Infrastructure Grant</u> _____	\$1,000,000 _____
_____	\$ _____
_____	\$ _____

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:	0
Estimate the number of construction jobs to be created by this Project:	140
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll including the benefit cost:	N/A
Average annual growth salary/wage rate (%)	N/A

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)
N/A		

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
Property Manager	65,000	1				
Leasing Sales Assoc	42,000		1			
Maintenance Manager	55,000	1				
Maintenance Foreman	42,000		1			
Retail Manager	40,000			1		
Retail Associate	35,000			1		
Retail Associate	35,000			1		

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): 641,519
- Sales and Use Tax Exemption (4% Local, 4% State): 4,800,000
- 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): \$ 85,535,760

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 641,519

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: \$60,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$4,800,000

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						
TOTAL							

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 ~~Hueber Breuer Const~~ (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 April 3, 2026 (date).

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

Applicant(s) Company: Twin Ponds HB, LLC
Representative for Contract: Charles F Breuer
Address: PO Box 515 City: Syracuse State: NY Zip: 13205
Phone: 315-476-7917 Email: hb@hb1872.build
Project Address: 5440 N Burdick Street City: Fayetteville State: NY Zip: 13066
Signature: _____

General Contractor: Hueber Breuer Construction
Contact Person: Charles F Breuer
Address: PO Box 515 City: Syracuse State: NY Zip: 13205
Phone: 315-476-7917 Email: hb@hb1872.build
Authorized Representative: Charles F Breuer Title: Executive VP
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. PILOT is an additional fee 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

Twin Ponds HB, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Charles F Breuer, Manager

Date: April 3, 2026

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

Twin Ponds HB, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Charles F Breuer, Manager

Date: April 3, 2026

Section XI: Conflict of Interest

Agency Board Members

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

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

Twin Ponds HB, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Manager

Date: 05/07/2026

Section XII: Representations, Certifications, and Indemnification

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

Charles F Breuer (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the Manager (title) of Twin Ponds HB, 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: Twin Ponds HB, LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: Manager

Date: April 3, 2026

STATE OF NEW YORK)

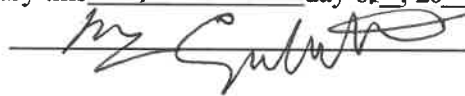
COUNTY OF ONONDAGA) ss.;

Charles F Brewer, being first duly sworn, deposes and says:

1. That I am the MANAGER (Corporate Officer) of Twin Pond HB, LLC (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


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 3rd day of April, 2026.


(Notary Public)

WILLIAM LAWLER CAPPELLETTI
Notary Public - State of New York
No. 01CA0017026
Qualified in Onondaga County
My Commission Expires November 28, 2027

End of Application

OCIDA Application Addendum – Twin Ponds HB, LLC – 04/01/2026

Section I

D) Has the owner/applicant received benefits from OCIDA, SIDA, NYS or OCDC in the past?

Twin Ponds HB, LLC has not received benefits from any of the agencies above in the past. However, Braxton LLC, an owner of Twin Ponds HB, LLC, did receive benefits from OCIDA as an owner of Trey Jay LOSO, LLC in January 2022. The LOSO project is located at 22 Loso Drive, Cicero, NY, 13039 (Formally 6477 Lakeshore Rd). These benefits included a \$2,500,000 sales tax exemption and a \$353,000 mortgage tax exemption.

Section II

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

The development of 5440 North Burdick Street, Tax Parcel No. 086.-02-06.1 (the “Property”) will not proceed without financial assistance from OCIDA because of the pressure from the current financial environment and increased material and labor cost.

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:

Twin Ponds HB LLC is a single purpose LLC which currently owns the property and seeks to construct a residential community consisting of residential dwelling units, commercial tenant space and recreational areas (the “Project”). We anticipate construction beginning by the fourth quarter of 2026. The Project will include a clubhouse, amenity areas for recreation, roadways, parking areas, landscaping, and utilities. Ten percent of the units will be workforce housing.

The project will include approximately 309 residential units, made up of a mix of one, two and three-bedroom units. All but five of the apartments will be located in three modern five story buildings. A single two and three-story mixed-use building will also be constructed that will house five apartments on the second and third floors and approximately 5,700 square feet of commercial space on the ground floor.

Specific project amenities will include a well-equipped fitness center within the clubhouse. Near the pond there will also be separate enclosed areas accommodating both a children’s play area and a dog park. The pond will feature a new dock which can be used to fish or launch non-motorized watercraft such as kayaks for pleasure boating. Adjacent to the pond residents will also find a covered pavilion for outdoor picnics and entertaining alongside the water.

Also, both the Town and Village of Manlius support the creation of a pedestrian bridge over neighboring Limestone Creek. This would allow future access from the property directly to the New York State Erie Canalway Trail. The Canalway is a significant nearby amenity offering

outdoor enthusiasts the ability to walk, bike and run hundreds of miles all across Upstate NY! Funding for this connection is not yet in place.

The Manlius Town Board has stated that there is currently an urgent need for more apartment units in the community. Apartments are needed to accommodate new workers, young people and seniors who desire to age in place. Notwithstanding the urgent need for apartments in Manlius, development patterns and previous zoning regulations have blocked needed development in the past.

The Property represents a unique opportunity to develop land that is situated in a particularly desirable location in terms of proximity to existing infrastructure, services and employment. The location of the site is ideal for the development of apartments and the Project will result in much needed infill, as it is surrounded by retail, senior housing and medical office space.

Very little additional infrastructure is needed to advance the Project. The Property is also uniquely suited to accommodate new apartments because it is not situated near any existing single-family dwellings. Put simply, the introduction of additional residential density can be accomplished without disrupting the character of any existing single-family neighborhoods.

The Project has the potential to provide much needed outdoor recreation space while offering pedestrian connections between the Village of Fayetteville, Northeast Medical Center and Fayetteville Town Center. The Project includes extensive sidewalks and walking trails around the perimeter of the pond and along Burdick Street. This system of trails and sidewalks will provide much needed pedestrian connections to neighboring properties now and in the future.

The Manlius Town Board has expressed its support for this Project by overlaying a floating zone (approving a district plan for this Project) where previously this type of development would have otherwise been prohibited by code. More recently, the Town Planning Board provided a unanimous SEQRA Negative Declaration and Unanimous Site Plan approval for the project. This development is needed and desired by the community and will provide needed housing in an area where there is presently a lack of multi-family housing. Further, the District Plan includes provisions for workforce housing and housing for persons with special physical needs.

(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;

Twin Ponds HB, LLC is a single purpose entity created to own and manage the mixed-use and residential development on the proposed site.

(ii) Size of project

- *Multi Family Dwellings – 469,970 SF*
 - o *87,460 SF of Covered Parking*
 - o *369,240 Common Areas and Dwelling*
- *Club House – 5,400 SF*
- *Mixed Use Building – 16,880 SF*
 - o *Retail / Office 5,700 SF*
 - o *Dwelling Units – 11,180 SF*

- Detached Garages - 13,270 SF

(iii) the size of the lot upon which the Project sits or is to be constructed;

The lot size is approximately 54.85 Acres

(iv) the current use of the site and the intended use of the site upon completion of the Project;

The current property consists of vacant land which was previously used as a quarry and includes one large pond and 3 Vacant Houses. The intended use of the property is as a multi-family residential complex containing 309 Residential Units, associated support buildings such as maintenance and tenant garages, a club house, below ground and surface parking and a small retail/office component.

(v) describe your method for site control (Own, lease, other).

The applicant currently owns the property.

G) any compelling circumstances the agency should be aware of...

H.1.c Have any environmental issues been identified on the property?

A small petroleum spill was identified during the environmental review of the project. The affected area is next to one of the existing structures and covers approximately 2,000 square feet. The affected area will be remediated as part of the project.

Section VII: Four Housing Projects Only

NEW UTEP Questions

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)}

Because of the current lending environment and increased construction costs, the project will not proceed without agency assistance. If the project is not provided assistance the amount of rent necessary to meet the financial requirements will be well in excess of current market rates. Consequently, we will be unable to secure the loan necessary to proceed.

2. Describe how the proposed housing project fulfills an unmet need in the community.

Twin Ponds fulfills an unmet need of market and workforce housing in the Eastern Suburbs. As shown by the market study, there is currently very little available supply.

3. Please provide a market study documenting a need for the proposed project.

A Market study provided by Robert Smith is attached.

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

One of the core objectives of the County's 2024 Comprehensive Plan is to support "affordable, attractive and efficient housing and neighborhoods to retain and attract future residents".

We believe the development of the Twin Ponds housing complex directly aligns with this objective. The Plan notes that since the Great Recession (2007-2009) there has been a shortfall in the construction of single-family homes and a steeper decline in the development of "starter homes". It adds, "although there has been a subsequent increase in the number of apartment units constructed over this same time period, there remains a shortage of units overall."

Continuing it states, "today's housing needs have changed dramatically due in large part to fewer households with children, few married households and an aging population overall. There is an increasing demand for apartments and attached units on small lots in more walkable neighborhoods for example. Shifts in household size, makeup, lifestyle preference, declining willingness or ability to own a home and available inventory have led to an increase in demand for apartment units over detached owner-occupied homes."

The project will create approximately 309 new apartment units on an unutilized, former quarry in the Town of Manlius. The units will be comprised of one, two and three-bedroom apartments offering wide flexibility for differing family types. Further the site is conveniently located in close proximity to existing shopping, restaurants and a large medical complex allowing residents to easily walk to these locations. In addition to having access to a large pond allowing on site water access the property is conveniently located alongside the Erie Canal Trailway path. These characteristics meet both the lifestyle and walkability goals for new projects outlined in the Plan.

We believe Twin Ponds meets the objectives outlined in the Plan by simultaneously creating a new housing option and doing so in a manner consistent with the characteristics described in the Plan.

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

The project is located on an unutilized, former quarry, in the Town of Manlius and is the quintessential definition of an infill project. Located near existing shopping, restaurants and a large medical complex allowing. Infilling a large portion of land between various developments along Burdick Street.

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

There are no significant additional infrastructure requirements for the project to proceed. Sewer, water, power and roads are all located adjacent to the property.

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

No. It is a multi-family housing complex complimented by a small 5,700 sq. ft. commercial space.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Twin Ponds Residential Community		
Project Location (describe, and attach a general location map): 5440 Burdick Street, Manlius NY		
Brief Description of Proposed Action (include purpose or need): The proposed action is for the development of a Residential Community consisting of residential dwelling units, commercial/mixed use tenants, and recreational / open space areas. The development will include new residential and mixed use buildings, along with a clubhouse and amenity areas for recreation. The project will construct necessary driveways, parking areas, landscaping, and site utilities to serve the proposed development.		
Name of Applicant/Sponsor: Twin Ponds HB, LLC	Telephone: 315-476-7917	E-Mail: cbreuer@hb1872.build
Address: PO Box 515		
City/PO: Syracuse	State: NY	Zip Code: 13205-0515
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board - PUD District Plan	Approved Nov 2023
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Review	March 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCIDA, SOCPA, OCDOT	April 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater Permit	May 2024
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Approved Planned Unit Development (PUD) District Plan - Twin Ponds PUD

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Fayetteville-Manlius School District

b. What police or other public protection forces serve the project site?
Town of Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?
Town of Manlius Fire Department

d. What parks serve the project site?
Town of Manlius Parks Department

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential and Mixed-Use (commercial)

b. a. Total acreage of the site of the proposed action? _____ 54 +/- acres
b. Total acreage to be physically disturbed? _____ 16.7 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 54 +/- acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	304 dwelling units
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	--

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 2
 ii. Dimensions (in feet) of largest proposed structure: 30 height; 60 width; and 130 length
 iii. Approximate extent of building space to be heated or cooled: minimum of 7,800 SF square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) *general site grading / excavations

If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 68,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Extension of public water main to service the proposed buildings
- Source(s) of supply for the district: OCWA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 68,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Meadowbrook-Limestone
- Name of district: Meadowbrook-Limestone
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ <u>Public sewer extension from Meadowbrook-Limestone trunk sewer to service the proposed buildings</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>9</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>54</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>surface runoff from parking areas and roof areas</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>on site stormwater management system and existing surface pond</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p><u>none</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p><u>typical construction equipment including generators and temporary heating</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p><u>none</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 7am-9am to 4pm-6pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing zero Proposed 569 Net increase/decrease + 569

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: new site access off North Burdick Street with signal improvement.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes: *residential mixed use project

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-7pm</u> • Saturday: <u>---</u> • Sunday: <u>----</u> • Holidays: <u>-----</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>commercial businesses 7am-9pm</u> • Saturday: <u>commercial businesses 7am-9pm</u> • Sunday: <u>commercial businesses 7am-9pm</u> • Holidays: <u>-----</u>
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Typical construction equipment (loaders, truck, excavators) during construction hours 7am-7pm

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 typical parking lot and building mounted area lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes: *Residential mixed use project
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes: *Residential mixed use project
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

Commercial Fayetteville Towne Center, Medical Facility, and residential apartments

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	9.0	+ 8.5
• Forested	0.0		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	28.5	20	-8.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	25	25	0.0
• Wetlands (freshwater or tidal)	0.0		
• Non-vegetated (bare rock, earth or fill)	0.0		
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Northeast Medical Center, Towne Center Retirement Community

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): 2108871 - spill closed
 Yes – Environmental Site Remediation database Provide DEC ID number(s): none
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Spill Incident 2108871. Gasoline spill due to equipment failure. Spill date is closed by NYSDEC on 9/19/2022

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 40 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

_____ Cazenovia Silt Loam	_____ 5.0 %
_____ Gravel pit	_____ 29.0 %
_____ surface water	_____ 66.0 %

d. What is the average depth to the water table on the project site? Average: _____ > 30ft feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 75 % of site
 10-15%: _____ 15 % of site
 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 899-222 Classification C
- Lakes or Ponds: Name 899-224.3 Classification C
- Wetlands: Name Federal waters, NYS wetlands Approximate Size 907 acres
- Wetland No. (if regulated by DEC) _SYE-22

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Limestone creek lower and minor tributaries - Pathogens, dissolved oxygen / oxygen demand, aesthetics.

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: squirrels, deer, birds _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ northern long-eared bat _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>Eligible property: Limestone Creek aqueduct & crossover bridge</u>	
<i>iii.</i> Brief description of attributes on which listing is based:	
<u>Old Erie Canal State Historic Park listing related to Recreation, Landscape Architecture, and historic engineering features.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Erie Canal Trail</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State trail</u>	
<i>iii.</i> Distance between project and resource: _____ <u>0.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

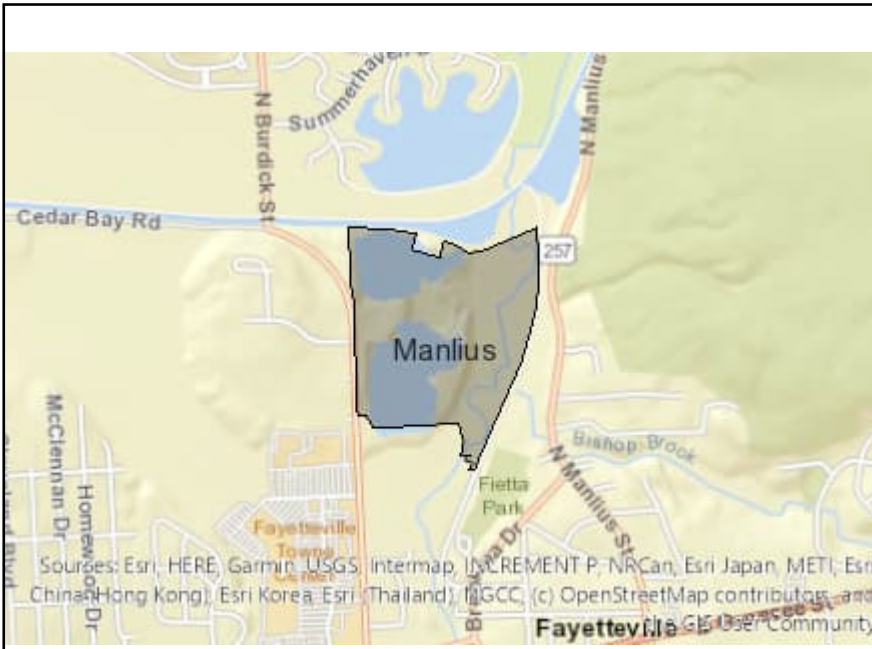
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting Inc (c/o Brian Bouchard) Date 3/25/24

Signature  Title Project Engineer



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-222
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Lake/Pond Name]	899-224.3
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):892.6
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	SYE-22
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Limestone Creek, Lower, and minor tribs – Pathogens;D.O./Oxygen Demand;Aesthetics – Recreation;Aquatic Life
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:LIMESTONE CREEK AQUEDUCT & CROSSOVER BRIDGE
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



Report on the Housing Shortage in Onondaga County

January 25, 2024

The ongoing housing shortage in Onondaga County and the City of Syracuse impacts economic development significantly. Limited housing availability can stifle population growth, deter new businesses from expanding or locating here, and strain existing infrastructure. Rising housing costs may push residents to seek more affordable living outside the area, reducing the local labor pool. This shortage can also hinder efforts to attract and retain talent, essential for economic expansion and innovation. Addressing this challenge is crucial for sustainable economic development and community well-being throughout the county and the region.

The author of this report, Robert Smith, is a Licensed New York State Real Estate Broker with 30 years experience in the Onondaga County housing market including residential resale, new construction, and development. In addition, Mr. Smith served for 15 years on the Town of Cicero Planning Board for many of those years as the board's Chair. Mr. Smith is a Member of the Greater Syracuse Association of REALTORS®. Mr. Smith is a NYS Licensed Real Estate Instructor and owns a New York State Licensed Real Estate School in Syracuse, New York training real estate agents, brokers, appraisers, and assessors. His experience in the Onondaga County housing market and planning has afforded him a unique understanding of that housing market.

Author's Contact Information: bob@pccsy.com Office: 315-432-1045 Cell: 315-415-1574

Housing Market

	Manlius	DeWitt	Cicero	Onondaga County
Days On Market (Average) January 2022	19	16	15	15
Days On Market (Average) December 2023	10	11	11	12
Shows to Pending (Average) January 2022	14	17	16	16
Shows to Pending (Average) December 2023	15	19	17	17
Months' Supply January 2022	1.1	0.8	0.6	1
Months' Supply December 2023	1	0.6	1	0.8
Sales Price (Median) January 2022	\$260,00	\$243,50	\$221,00	\$217,000
Sales Price (Median) December 2023	\$295,00	\$265,00	\$246,00	\$241,550
Sales Price Increase Jan 2022 to Dec 2023:	\$35,000	\$21,500	\$25,000	\$24,550
As a Percentage:	13.46%	8.83%	11.31%	11.31%
Homes for Sale January 2022	41	12	21	268
Homes for Sale December 2023	26	8	20	198
	-36.59%	-33.33%	-4.76%	-26.12%

Information obtained from the **Central New York Information Service, Inc (CNYIS)** the Multiple Listing Service of the **Greater Syracuse Association of REALTORS®**. Data encompasses single family homes, townhouses, and condominiums (Resale & New Construction) priced \$150,000 to \$499,999.

The current inventory of available homes for sale has been steadily declining over the last several years and 2022 and 2023 are no exception. Today, a shortage of affordable housing in Onondaga County remains at crisis levels. Homeownership remains out of reach for many Onondaga County residents, as well as potential residents. The current median price of resale homes in Onondaga County, NY (New York), as of December 2023, was \$241,550. Over the two-year period, January 2022 to December 2023, Onondaga County saw single family home prices increase by 11.3%. At the same time, the supply of homes for sale fell below one month in Onondaga County. Housing economists track the balance of supply and demand with a metric of “months” supply of homes for sale. It considers current inventory, replacement rate and disappearance rate. **A six-month supply of homes for sale is widely recognized as a healthy market.** As of December 2023, Onondaga County had **3.5 week** of supply. In September of 2014 the county posted a 6.3 month supply, in September of 2018 a 2.8 month supply, and in September of 2022 at 1.2 month supply.

New Construction

Building Permits – Syracuse MSA

Column1	Total Permits	1 Unit	2 Unit	3-4 Unit	5 or More Units	# of Structures
2000	1,739	1,424	38	70	207	10
2005	1,646	1,445	30	20	151	19
2010	1,139	826	6	12	295	8
2015	1,194	615	4	19	556	29
2016	1,370	634	10	4	772	55
2017	1,159	557	0	0	602	13
2018	738	570	2	19	147	5
2019	757	538	6	7	206	7
2020	777	523	52	4	198	5
2021	693	537	6	7	143	7
2022	580	466	22	0	92	3
2023*	526	478	0	3	45	9

**Preliminary Numbers. Data from United States Census Bureau Historic Permits by Metropolitan Statistical Area.*

The Syracuse MSA includes the central county of Onondaga (where the city of Syracuse is located) and also encompasses the neighboring counties of Oswego and Madison.

An adage in the real estate industry says, when facing an inventory shortage, “you cannot sell your way out, you build your way out”. In this unique housing market home builders alone do not appear able to build out of the current deepening and long-lasting crisis. This is due to the fact that developing new communities is not a short-term endeavor as homebuilders face significant challenges including:

Land Availability and Costs: Finding suitable and affordable land for new developments can be difficult, especially in urban areas where space is limited, and land prices are high. There is a significant shortage of approved building lots available. In addition, some communities with the most buildable land are resistant to development.

Regulatory Hurdles: Navigating the complex web of building codes, zoning laws, permits, and environmental regulations can be time-consuming and costly. NIMBY’s have become adept at using the SEQRA and local approval processes to cause delays and sometimes make projects unviable.

Financing Challenges: Securing financing for new construction projects can be challenging, especially in uncertain economic times. Lenders have stringent requirements and charge higher interest rates for construction loans. Any delay in construction costs the homebuilder significantly more in finance charges.

Material Costs and Supply Chain Issues: The cost of building materials including lumber, steel, concrete, and other components can fluctuate significantly, impacting budgets. Additionally, supply chain disruptions can lead to delays in obtaining necessary materials. Developers can face significant delays in getting utilities (National Grid) to their developments which then adds cost and delays deliveries.

Labor Shortages: The construction industry often faces labor shortages, particularly in skilled trades. This can both delay projects and increase labor costs.

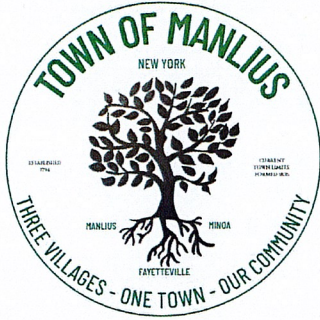
Apartment Shortage

	Immediate		February 1st		March 1st	
	1 Bdrm	2 Bdrm	1 Bdrm	2 Bdrm	1 Bdrm	2 Bdrm
Available Apartments (East Suburbs)	0	0	3	2	0	2
Available Apartments (Northern Suburbs)	6	6	5	3	3	1

On January 25, 2024, we contacted 14 apartment complexes in the eastern suburbs (Fayetteville, Manlius, Minoa and East Syracuse) and found none with availability. Most of the complexes advised they already had waiting lists for possible vacancy in February and March. To verify our findings, we contacted 20 apartment complexes in the northern suburbs representing 3,147 units. These results mirrored what we had discovered in the eastern suburbs. Previously, a study we conducted on October 4, 2022, of the northern suburbs found that only 4 units were available for immediate rental. A study we conducted in May of 2021 found that only 9 units were available for immediate rental. Three studies, over several years all yielding similar findings indicate that current apartment stock cannot offer a solution to our housing crisis. One advantage with apartment construction is that it can happen more quickly than single family home construction. Apartment construction meets the County's desire for higher density housing. Higher density housing has less impact on community infrastructure and resources. Construction of high-density housing projects should be encouraged and assisted whenever possible as it provides the quickest solution for lessening the impacts of the current crisis, thus helping spur on economic development. The development of market rate apartments can provide more immediate relief as developers and home builders continue to gear up to address the housing crisis. It is important for local government to recognize that developers and builders of apartments face the same challenges as builders of single-family communities and endeavor to create support to fill this vital need.

Conclusion

Since our last study the housing crisis in Onondaga County has only deepened. There is insufficient availability of housing to meet the needs of the current residents of the County, much less those looking to relocate here. The housing crisis is not unique to our region, in fact it extends across the entire country to varying degrees. A confluence of factors has impacted the housing market overall. Very few housing developments have been approved in recent years; there is a shortage of shovel ready residential building lots; there has been a dramatic increase in the cost of building materials; there is an ongoing shortage of skilled labor; and there are historically low inventories of resale homes. Each factor has contributed to the current crisis. If not addressed a prolonged housing crisis will stifle economic development. This, in turn, will result in the loss of our most prized asset - our residents - as people are forced to move to outside our region to find housing. The development of apartment complexes will provide the most immediate, although limited path, to relief from the crisis. Projects like the one proposed by Heuber-Breuer Construction should be encouraged and assisted. The application for benefits deserves careful consideration by OCIDA as the agency itself has acknowledged the deepening housing crisis and its resulting impact on economic development. Today's housing challenges compel us to evaluate housing projects from a new perspective in response to changing market dynamics.



Town of Manlius

April 8, 2026

Randy Wolken, Chair
Onondaga County Industrial Development Agency
Onondaga County Office of Economic Development
335 Montgomery Street, 2nd Flr.
Syracuse, NY 13202

Re: Twin Ponds Housing, LLC

Dear Mr. Wolken,

I write on behalf of the Town of Manlius to express support for Twin Ponds HB, LLC's ("Twin Ponds") application to the Onondaga County Industrial Development Agency ("OCIDA") for tax benefits in connection with Twin Ponds' proposal to construct approximately 309 new dwelling units (the "Project") in the Town of Manlius (the "Town").

1. Project Background

The Project will be located on a fifty-four-acre vacant parcel known as 5440 Burdick Street, Fayetteville, NY; tax map parcel 086-02-06.1 (the "Property"). The Property is dominated by a large pond that was formerly used as a quarry. Due to the presence of the large pond at the center of the Property, another large pond to the north on a neighboring parcel, Limestone Creek to the east and generally challenging changes in elevation, this parcel has proven to be very difficult to develop in the past. Notwithstanding these challenges, it is an ideal location for high-density residential development due to its proximity to adequate road infrastructure and distance from single-family residential homes.

The Project shall include multiple-family dwelling units (approximately 309 dwelling units) for apartments, mixed-use commercial and recreational improvements in the form of trails, a dock and a clubhouse. Twin Ponds has agreed to include walking trails in the Project that the Town values in order to improve recreational opportunities for residents and pedestrian connectivity. We have begun talks with the Village of Fayetteville about the possibility of constructing new infrastructure to the east in order to enhance the walkability of this community and pedestrian connections from residential to commercial areas. We also value the fact that Twin Ponds has committed to making this a mixed-use development with some space set aside for commercial use.

Town Board - Sara Bollinger, Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn Kriesel, Michael Nesci, William Nicholson

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-3521 • Fax: (315) 637-0713

www.townofmanlius.gov

2. Support from the Town Board for the Project

The Town Board approved a district plan for the Project at its meeting on November 1, 2023. The approved district plan was the product of months of collaboration with Twin Ponds and numerous meetings with representatives of the Town Board and Planning Board.

Twin Ponds HB has cooperated with the Town by incorporating requirements in the district plan that will benefit the community consistent with the values and goals set forth in our comprehensive plan. The district plan includes commitments from Twin Ponds to minimize parking lots, construct recreational infrastructure, include workforce housing, sustainability and accessibility for persons with disabilities.

Of course, the inclusion of these components will reduce the profitability of the Project and make the granting of benefits necessary. In order to construct the type of development that our community deserves it is necessary for developers, the Town and OCIDA to work together.

3. The Need for Benefits.

The Town of Manlius needs more housing and affordable housing. The Town Board, Planning Board and Zoning Board all recommended adoption of the district plan and support for the Project and Recently the Town of Manlius Planning Board unanimously approved the project on August 26th, 2024. This included a unanimous Negative Declaration as it related to SEQRA. The Project drastically increases the number of apartments available in our community. A portion of the apartments will essentially be rent controlled as an added benefit. Manlius' working people, young people and those who wish to age in place in the community, need this type of housing option.

4. Conclusion

The Manlius Town Board supports Twin Ponds' application to OCIDA for tax benefits and a payment in lieu of taxes agreement.

Sincerely,

