

Marion Townhouses, LLC
Public Hearing
August 31, 2026

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Monday, August 31, 2026, at Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York 13027 was called to order at 3:33 PM by Public Hearing Officer Alexis Rodriguez.

Agency Attendees:

Alexis Rodriguez, Public Hearing Officer

Evan Carter, OCIDA Assistant Secretary

Public Attendees:

Mario D'Arrigo, Marion Townhouses, LLC Managing Member

Michael D'Arrigo, Marion Townhouses, LLC Managing Member

Wendy Van Der Water, Town of Van Buren Supervisor

John DeSantis, Director of Legislative Affairs at Onondaga County Legislature

The Public Hearing was conducted regarding the application and project described as follows:

Project: Marion Townhouses, LLC

Location: Van Buren, NY

Tax Map # 031.8-01-17.2

Marion Townhouses, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) acquisition of an interest in an approximately 2.196 acre parcel of land located at 1 Marion Gardens Terrace (tax map no. 031.8-01-17.2) in the Town of Van Buren, Onondaga County, New York (the "Land"); (2) the construction on the Land of approximately eight (8) market rate residential townhouse units and related parking; and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Company will be the initial owner and/or operator of the Project Facility. The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

Alexis Rodriguez asked if there was anyone present who would like to make a public comment.

The following comment was made:

Wendy Van Der Water, Town of Van Buren Supervisor

“My name is Wendy Van Der Water, I am the Town Supervisor in the Town of Van Buren. It's an honor for me to speak at this public hearing. We've had a few developments here in Van Buren with this partnership here, Marion Gardens, Marion Apartments, Marion Townhouses, and these two developers, Michael and Mario D'Arrigo, have been wonderful to work with. We're lucky to have them here in our community, and we one hundred percent support this financial assistance. Thank you.”

A. Rodriguez noted the following:

Written comments can be emailed to the Agency at economicdevelopment@onondaga.gov or mailed to 335 Montgomery Street, Floor 2M, Syracuse, NY 13202.

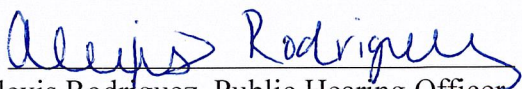
A copy of the Application including a cost/benefit analysis is available at the Agency's office and on the Agency's website for review.

A recording and transcript is available on the Agency's website.

A. Rodriguez closed the public hearing at 3:36 PM.

Dated: September 1, 2026

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Alexis Rodriguez, Public Hearing Officer