



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET • ONGOVED.COM

Regular Meeting Agenda
September 10, 2026

Call to Order the Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes: August 13, 2026
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. Marion Townhouses, LLC (Project #3101-26-07A) Second Meeting

The applicant is proposing to construct 8 market rate rental town houses on approximately 2.96 acres of land in the Town of Van Buren.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real estate transfer taxes, and mortgage recording taxes.

Representatives: Mario D'Arrigo and Michael D'Arrigo, Marion Townhouses, LLC, Managing Members

2. Milton Corner, LLC (Project #3101-26-05A) First Meeting

The applicant is proposing to construct an approximately 40,200 sq. ft. mixed-use residential building consisting of 33 apartment units and commercial space in the Village of Solvay. 10 units will be designated as workforce housing units.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: Giuseppe Zavaglia, Milton Corner LLC, Sole Member

3. Active Project Review

Annual assessments as required by General Municipal Law Section 874(12).

- ArmouredOne, LLC/North Midler Properties, LLC (3101-18-05B)

Agency Action Requested:

- a. A resolution of the Board determining no recapture and authorizing the execution and delivery of an amendment to Project Agreement in connection with a certain project for ArmouredOne, LLC and North Midler Properties, LLC.

4. Cameron Hinsdale, LLC (3101-25-05A) Project Amendment

Cameron Hinsdale, LLC is requesting an amendment to the original Project Application that was approved on January 8, 2026. Cameron Hinsdale, LLC is requesting an increase in their sales and use tax exemption amount from \$2,400,000 to \$2,572,399 and an increase in the mortgage recording tax exemption amount from \$375,000 to \$439,772.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

5. Officer Appointments

Agency Action Requested:

- a. A resolution of the Board to appoint Billy Barlow as Freedom of Information Act Officer.
- b. A resolution of the Board to appoint Billy Barlow as State Finance Law (Procurement) Contact Person.

6. Cost Reimbursement Agreement

Agency Action Requested:

- a. A resolution of the Board authorizing execution and delivery of a cost reimbursement agreement between the Agency and Mohawk Power Corporation d/b/a National Grid.

Representative: Billy Barlow, Executive Director

7. Contract Authorization

Agency Action Requested:

- a. A resolution of the Board authorizing an amendment to the contract with Barton & Loguidice, D.P.C., consisting of an increase to the amount authorized in an amount not to exceed \$71,150 for engineering services.

Representative: Billy Barlow, Executive Director

Adjourn



**Regular Meeting Minutes
August 13, 2026**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, August 13, 2026, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Randy Wolken called the meeting to order at 8:35 AM with the following in attendance:

PRESENT:

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

ABSENT:

Christina Hollenback

ALSO PRESENT:

Billy Barlow, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel (via Zoom)
Chris Andreucci, Esq., Agency Counsel (via Zoom)
Neil Patel, Clay Hospitality, LLC
Sandeep Gautam, Baywood Hotels
Matt Elderbroom, Baywood Hotels
Matthew Wells, Clay Hospitality, LLC Counsel
Thomas Clifford, Clay Hospitality, LLC Counsel
Mario D'Arrigo, Marion Townhouses, LLC
Michael D'Arrigo, Marion Townhouses, LLC
Kevin McAuliffe, TTM Technologies, Inc. Counsel
Doug Southerland, Camillus Mills Redevelopment Company, Inc. (via Zoom)

Approval of Meeting Minutes: July 9, 2026

Upon motion by Alan Marzullo, seconded by Mark Muthumbi, the Board approved the Regular meeting minutes of July 9, 2026. Motion was carried.

Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of July 2026.

Upon motion by Mark Muthumbi, seconded by Alan Marzullo, the Board approved the Treasurer's Report for the month of July 2026. Motion was carried.

Payment of Bills:

Upon motion by Sally Santangelo, seconded by Deka Eysaman, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. Executive Director Welcome – Billy Barlow

Billy Barlow introduced himself as the Executive Director of the Agency as well as Deputy County Executive for County Executive McMahon. He is one month into his new role and he's getting to know the Economic Development, Planning, and Community Development offices. He is looking forward to all the work that there is to be done, especially pertaining to supply chain companies now that Micron is under construction. He recognizes the both end strategy of not only focusing on Micron and its suppliers, but also the scaling up of housing, healthcare facilities, and etc. He looks forward to continuing the momentum that was started under Robert Petrovich and County Executive Ryan McMahon.

2. Clay Hospitality LLC (Project #3101-25-08A) Second Meeting

The applicant is proposing to construct an approximately 64,000 sq. ft. extended stay hotel consisting of approximately 103 extended-stay suites with kitchenettes, and approximately 1,100 square feet of meeting space on an approximately 2.5-acre site in the Town of Clay. The project will also include an indoor pool, fitness center, outdoor patio with fire pits, grills, heaters, and seating, laundry facilities, market pantry, breakfast dining area and multi-functional lobby/lounge, and parking to accommodate trailers, boats, construction vehicles, etc. The hotel will be operated under the Home2 Suites by Hilton brand.

Alexis Rodriguez recalled for the Board that this project came before the Board in June where they authorized a public hearing. A public hearing was held in the Town of Clay on June 22nd. Three public comments and seven written comments were made in opposition to the proposed financial assistance. Once the public hearing was completed, the Applicant communicated to the Agency that the project was not financially feasible without a PILOT, however the Applicant was willing to work on a deviation from the originally proposed 10-year PILOT, addressing some of the public comments while still allowing the project to move forward. Agency staff then worked with the Applicant to come up with a reduced

PILOT term from 10 years to 5 years, as well as a reduced exemption percentage in years 3 through 5.

A. Rodriguez noted that as required by statute, the Agency sent deviation letters to the affected taxing jurisdictions, additionally taking one step further and emailing all letters to the jurisdictions to ensure they all received the letters in a timely manner. That letter invites the taxing jurisdictions to speak at the meeting if they so choose.

A. Rodriguez asked if there were any members of the taxing jurisdictions present that would like to speak. There were none.

Randy Wolken thanked the Agency staff for taking into account all of the comments that were made and making an adjustment.

Jeffrey Davis added that the Town of Clay Planning Board completed a coordinated review under SEQRA regarding this project. At the time, the Agency was not identified as an involved agency. J. Davis advised that if the Agency had been identified then the Agency would have consented to the Town of Clay Planning Board being lead agency. He explained the following:

We reviewed the materials that were completed and submitted by the Applicant, as well as the resolutions completed by the Town in their SEQR effort, and the resolution before the Board is consistent with the determinations of the Town and falling in line with their determination of a negative declaration, recognizing that had we been involved, we would have consented.

Randy Wolken read the Agency action requested, “A resolution of the Board to authorize adoption of SEQRA determination.” Motion was made by Alan Marzullo, seconded by Michael Greene. Motion was carried.

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes, and mortgage recording taxes.” Motion was made by Mark Muthumbi, seconded by Sally Santangelo. Motion was carried.

3. Marion Townhouses, LLC (Project #3101-26-07A) First Meeting

The applicant is proposing to construct 8 market rate rental town houses on approximately 2.96 acres of land in the Town of Van Buren.

Michael D’Arrigo presented the following about the proposed project:



The development is approved for 52 total townhomes, of which 34 are already built. The project before the Agency is the third phase of the project, adding two more buildings holding 8 units. All units are single-family townhomes with attached garages, independent driveways, front and back porches, and nine-foot ceilings. All townhomes are Class A market rate with stainless steel appliances, LED lighting, two and a half bathrooms, and laundry.

In 2021 when the project began, there were good tailwinds as far as the economic conditions; banks were lending very aggressively, and interest rates were low. Since then, inflation, interest rates, construction costs, and labor have jumped. The challenge has been moving forward, especially since banks have gotten more conservative and interest rates have gone up, creating a larger gap between mortgage lending and construction. In the last year, the Applicant was hopeful for rate decreases, putting the project on hold. Since that didn't materialize, the Applicant chose to come before the Board to discuss sales and use tax and mortgage recording abatements. With the incentives, the Applicant believes that they can close the gap between construction costs and lending, allowing the project to move forward.

Michael Greene asked the following of the Applicant:

Did you receive assistance on the earlier phases?

Michael D'Arrigo responded:

In 2021 during the first phase, they did not receive assistance. In 2023 during the second phase, they received O-CHIP incentives, as well as National Grid incentives as they removed natural gas from the project, opting for electric-only.

Alan Marzullo asked the following:

How many construction jobs and how many permanent jobs?

Michael D'Arrigo responded:

There are a lot of trades involved and large crews. Looking across all of the contractors, he anticipates more than 20-30 construction jobs. As for permanent jobs, the Applicant will contract with Sutton Real Estate to manage the property. The project will have a leasing office on-site, and once all 52 units are built, there may be an opportunity to have current full-time employees in the leasing office.

A. Rodriguez added that it was noted in the Applicant's addendum that there will be third-party employees at the project, including Sutton, and 65 construction jobs were reported in the application.

J. Davis noted that the resolution before the Board is to start the public comment period.

A. Rodriguez added that the abatements requested include sales and use taxes and mortgage recording taxes. No PILOT abatements have been requested.

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing a public hearing.” Motion was made by Michael Greene, seconded by Sally Santangelo.

4. EH26, LLC (Project #3101-14-01B) Modification Meeting

EH26, LLC is requesting a release of a portion of the Land from the Agency’s leasehold interest in the property located on Hiawatha Blvd W in the City of Syracuse.

Amanda Fitzgerald spoke to the modification:

This somewhat of an administrative process, relating to the Embassy Suites hotel in the City of Syracuse. This is in front of the Board because there was a conflict back when the original deal closed in 2016. The Applicant is asking that the Agency release a small parcel of the project from the overall PILOT. There is no change to the PILOT payments. The portion of land to be released is approximately one acre. We understand that it’s a portion of the parking lot that the Applicant is going to do another project on that will go in front of the City of Syracuse IDA.

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing a release of a portion of the Agency’s leasehold interest in the Project Facility.” Motion was made by Alan Marzullo, seconded by Michael Greene.

5. TTM Technologies, Inc. (3101-24-01A) Modification Meeting

TTM Technologies, Inc. has requested an extension of the termination date of their sales and use tax exemption.

A. Rodriguez spoke to the modification:

This project was approved in 2024. The project is operational but still has some construction that needs to be completed. The company is requesting an extension of their sales and use tax termination date. This is not an increase in the abatement, just an increase in time. This was requested when Bob Petrovich was still the Agency’s Executive Director. He approved this request on July 15. The resolution is to ratify the former Executive Director’s authorization of the sales and use extension.

Randy Wolken read the Agency action requested, “A resolution of the Board ratifying the authorization of an extension of the sales and use tax exemption of TTM Technologies, Inc.” Motion was made by Mark Muthumbi, seconded by Alan Marzullo.

6. Active Project Review

Annual assessments as required by General Municipal Law Section 874(12).

- Camillus Mills Redevelopment Company, Inc. and Camillus Mills Phase II, LLC (3101-21-08A)

A. Rodriguez spoke to the action item:

This project was one that was approved for sales and use tax and mortgages recording tax abatements in 2021. The project consisted of the redevelopment of the former Camillus Cutlery into 46 residential, market rate apartments. The Agency must report on all financial and employment data for all active projects to the New York State Office of the Comptroller and the Authority's Budget Office annually. The Agency surveys all active projects annually to collect this data and analyze it to make sure that projects are compliant with what they promised in their project agreement with the Agency.

Based on this, when we surveyed the company, the employment requirements set forth for the project were one full-time employee and one part-time employee, so 1.5 employees. When we surveyed the company, they came back and reported a total of 0.5 employees, which is one part-time employee, meaning they did not meet the 75% threshold of employment of the 1.5 employees.

Over the last few months, we've been communicating with the company to gain a better understanding of the employment, and in those communications, it was communicated that they do have third-party employees working at the facility: lawn care, snow removal, cleaning services, accounting services, etc. The total weekly hours of the third-party employees totals 45 hours, meeting the Agency's definition of the 1.5 employees that was committed to in the application. The inclusion of third-party employees was not originally in the application, but that is how they are currently meeting their employment commitment.

Agency staff has looked at the following factors regarding the project: the revitalization of a former vacant brownfield, the completion of construction on the project proposed in their application to the Agency, the facility being operational and successfully leasing apartments, the employment commitment for property managers not being met because the project is successfully leasing all units.

Based on this evaluation, Agency staff believe that this is a successful project that has provided good economic development for the community.

Agency staff recommend that the project documents be amended to include third-party employees to equate to the 1.5 employees originally designated for property management.



Randy Wolken noted the following:

He appreciates the staff going through this process, making sure it's a successful project, and the Agency wants to encourage successful projects.

A. Rodriguez added:

The Agency has the right to recapture any financial assistance that was provided if projects aren't compliant, but in this case, the Agency staff recommends that the Board waive the recapture because the project is successful and has met the public purpose of the Agency.

Michael Greene asked the following:

Were the benefits calculated based on the job numbers, or was it not necessarily related to that?

A. Rodriguez responded:

No, this project received sales and use and mortgage recording tax abatements, and those are based on the project's capital expenditure and budget that they put forth within their application.

To date, the project has used \$349,910 in sales and use tax abatements and \$80,625 in mortgage recording tax abatements, which are within the threshold of what the Agency had approved for the project.

Michael Greene followed up with the following:

Going forward, what do we want our policy to be moving forward because any company can say that they have accountants, lawn care professionals, and it can be a loophole. What do we want to do going forward?

A. Rodriguez added:

Marion Townhouses, who was just before the Board, noted in their application addendum that they're going to have subcontracted employees, but they noted 0 full-time employees at the facility.

We have now been using this approach for housing projects because it's hard to predict their employment needs.



Randy Wolken agreed that this is a better approach for housing projects.

Billy Barlow added the following:

The Agency had some discretion here. I think we expect more from larger developments.

Deka Eysaman asked the following:

To clarify, they're going to amend their documents to explain this?

A. Rodriguez responded:

Yes, the action before the Board is one to have Agency counsel amend the project documents that were originally approved to include the third-party employees because the project does meet the definition of the 1.5 employee commitment that was put forth.

Randy Wolken read the Agency action requested, "A resolution of the Board determining no recapture and authorizing the execution and delivery of an amendment to Project Agreement in connection with a certain project for Camillus Mills Redevelopment Company, Inc. and Camillus Mills Phase II, LLC." Motion was made by Michael Greene, seconded by Sally Santangelo.

7. Executive Session

J. Davis noted that the purpose for going into executive session is as outlined under Public Officers Law Section 105, for the purpose of discussing the acquisition of land.

Motion to enter into executive session was made by Alan Marzullo, seconded by Deka Eysaman.

Motion to come out of executive session was made by Michael Greene, seconded by Sally Santangelo.

8. Engineering Services Contract Authorization

Randy Wolken read the Agency action requested, "A resolution of the Board ratifying the authorization of an amendment to the contract with JMT, Inc. consisting of an increase to the amount authorized in an amount not to exceed \$7,500 for engineering services." Motion was made by Michael Greene, seconded by Alan Marzullo.



9. Purchase Contract Extension

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties.” Motion was made by Alan Marzullo, seconded by Mark Muthumbi.

Randy Wolken read the Agency action requested, “A resolution of the Board authorizing the Executive Director to negotiate with counsel, and enter into a purchase contract and related documents with respect to the acquisition of properties.” Motion was made by Alan Marzullo, seconded by Sally Santangelo.

Motion to adjourn was made by Sally Santangelo and seconded by Deka Eysaman at 9:19 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

August 31, 2026

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	562,539	12,182,208
Administrative Expense	69,821	598,816
Operating/Program Expense	176,285	1,036,000
Net Ordinary Income	316,433	10,547,392

Current Assets	Current YTD
Total Cash	36,060,109
Escrow Accounts	183,363
Passthrough's Payable	-
Net Cash	35,876,746

Statement of Activity, Monthly and YTD vs Budget
As of August 31, 2026

	8/1/2026 to 8/31/2026	1/1/2026 to 8/31/2026	2026 Budget
Operating Revenue			
Agency and other Fees	\$ 433,180	\$ 11,391,020	\$ 2,800,000
Rent Income	\$ 14,455	\$ 82,874	\$ 15,000
Grants and Donations	\$ 6,065	\$ 33,516	\$ 15,000
Other Income	\$ -	\$ -	\$ 50,000
Total Operating Revenue:	\$ 453,700	\$ 11,507,410	\$ 2,880,000
Non Operating Revenue			
Interest revenue	\$ 108,839	\$ 674,798	\$ 250,000
Pass-Through Revenue			
Pass-through Revenue - PILOT	\$ -	\$ 9,878,717	\$ 9,500,000
Pass-through Revenue - WPCP	\$ 36,670	\$ 327,837	\$ 3,700,000
Total Pass-through Revenue:	\$ 36,670	\$ 10,206,554	\$ 13,200,000
Total Revenue	\$ 599,208	\$ 22,388,762	\$ 16,330,000
Operating Expenses			
General & Administrative	\$ 36,567	\$ 66,953	\$ 1,300,000
Administrative Expense - Onondaga County	\$ 69,821	\$ 598,816	\$ 950,000
Development Costs			
White Pine Commerce Park	\$ 590	\$ 213,125	\$ 450,000
White Pine Science & Tech Park	\$ 109,182	\$ 235,755	
Shoppingtown (3649 Erie Blvd E)	\$ 23,736	\$ 377,418	
Roth Steel (800 Hiawatha Blvd)	\$ 4,950	\$ 63,683	
Depreciation Expense			\$ 30,000
Professional Fees	\$ 1,260	\$ 76,399	\$ 350,000
Other Expenses			
Meeting Expenses	\$ -	\$ 2,667	\$ 50,000
Operating Expenses:	\$ 246,106	\$ 1,634,816	\$ 3,130,000
Pass-through Expense - PILOT	\$ 1,529,954	\$ 10,107,161	\$ 9,500,000
Pass-through Expense - WPCP	\$ -	\$ 683,865	\$ 3,700,000
Total Pass-through Expense:	\$ 1,529,954	\$ 10,791,026	\$ 13,200,000
Total Operating Expenses:	\$ 246,106	\$ 1,634,816	\$ 3,130,000
Total Expenses:	\$ 1,776,060	\$ 12,425,842	\$ 16,330,000
Non-Operating Expenses			
Interest Expense	\$ (4,159,746)	\$ (3,095,059)	
Revenue less Operating Expenses	\$ 316,433	\$ 10,547,392	\$ -

Statement of Financial Position**As of August 31, 2026****Assets**

Current Assets

Unrestricted Cash	8,393,861
Restricted Cash	27,666,248
Total Cash	36,060,109

Accounts Receivable

Other Passthroughs Payable	-
PILOTs Due	785,716
Agency Fees Due	-

Total for Current Assets	36,845,825
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Fixed Assets

3649 Erie Blvd East	16,117,318
800 Hiawatha	604,840
White Pine Science & Technology Park	2,140,557

White Pine Commerce Park	3,082,773
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Total for Fixed Assets	21,945,489
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Total for Assets	58,791,314
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Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable - Onondaga County	474,182
Pass through's Payable	
WPCP Pass Thru Payable	23,943
PILOT'S Payable	
Escrow's Held	183,363

Long Term Liabilities

Due to Onondaga County	31,656,805
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Total for Liabilities	32,338,293
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Equity

Total for Equity	26,453,021
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Total for Liabilities and Equity	58,791,314
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ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #521
September 10, 2026

GENERAL EXPENSES

1. <u>SELECTIVE*</u>	\$ 20,704.50
Insurance Payment #6 - 3649 Erie Blvd	
2. <u>JMT OF NEW YORK</u>	\$ 7,500.00
SEQR Part 1	
3. <u>LOVELL AND ASSOCIATES</u>	\$ 3,000.00
July 2026 Invoice	
4. <u>DUSTY'S OUTDOOR SERVICE</u>	\$ 600.00
3649 Erie Blvd E Maintenance	
5. <u>JMT OF NEW YORK, LLP</u>	\$ 9,647.50
Roth Steel, Inv #4-107169	
6. <u>BARCLAY DAMON LLP</u>	\$ 12,097.00
Micron Financial Assistance - May 2026	
7. <u>BARCLAY DAMON LLP</u>	\$ 39,967.55
Neighbors for a Better Micron - Inv #5404867	
8. <u>BARCLAY DAMON LLP</u>	\$ 1,271.50
Micron Retained Support for OCIDA - July 2026 - Inv #5404866	
9. <u>BARCLAY DAMON LLP</u>	\$ 2,580.00
Retained Corporate & Public Finance Matters - Inv #5404863	
10. <u>BARCLAY DAMON LLP</u>	\$ 36,669.50
WPSTP - Inv #5404864	
11. <u>BARCLAY DAMON LLP</u>	\$ 190.44
Roth Steel - Inv #5404862	
12. <u>BARCLAY DAMON LLP</u>	\$ 986.50
OCIDA - Shoppingtown - Inv #5404865	
13. <u>BARTON & LOGUIDICE</u>	\$ 105,459.07
WPSTP - In #164354	
14. <u>NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL</u>	\$ 3,500.00
NYSEDC - Sponsorship	

15. <u>MACNY</u>	\$	1,216.00
2026 Membership		
16. <u>NATHANIEL STEVENS</u>	\$	72.13
Travel Reimbursement		
17. <u>WILLIAM BARLOW, JR</u>	\$	72.13
Travel Reimbursement		
18. <u>JACKSON BREED</u>	\$	72.13
Travel Reimbursement		
TOTAL		\$ 245,605.95

*Ratification of check dated 9/3/2026

OCIDA
ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

Project:	Marion Townhouses, LLC	Project Number:	3101-26-07A
Location:	Van Buren	School District:	Baldwinsville
		Project Type:	New Construction, Housing
Tax Parcel(s):	031.8-01-17.2	Village:	0

Total Project Cost:	\$	2,443,000		8. Total Jobs	0
Land Acquisition	\$	-		8A. Job Retention	0
Site Work/Demo	\$	570,000		8B: Job Creation	0
Building Construction & Renovation	\$	1,648,000		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	-			
Project Soft Cost	\$	225,000			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$78,625
Sales Tax Abatement	\$64,000
Mortgage Tax Abatement	\$14,625
Property Tax Relief (PILOT)	\$0
 Community Investment	 \$3,243,723
PILOT Payments	\$0
Project Salaries and Benefits Estimated (10 yrs)	\$0
Construction Benefit Estimate	\$800,723
Total Project Cost	\$2,443,000

Investment:Abatement Ratio 41.26 :1

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Project Description

The Applicant is proposing to construct 8 market rate rental town houses on approximately 2.96 acres of land in the Town of Van Buren.



**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: 07/23/2026

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

1. Applicant/Project Operator: MARION TOWNHOUSES, LLC
Applicant/Project Operator Address: 1 Marion Gardens Terrace, Van Buren NY 13027
Phone: 315-380-4081 Fax: --
Website: mariongardens.com Email: mario@darrigolaw.com
Federal ID#: 33-3620972 NAICS: unknown
State of Incorporation: New York State
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): Same
Owner Address: Same
Federal ID#: Same
State of Incorporation: Same
List of stockholders, members, or partners of Owner: Mario D'Arrigo and Michael D'Arrigo, equal Members

B) Applicant Business Organization (check appropriate category):

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

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

Name	% of ownership
<u>Mario D'Arrigo</u>	<u>50%</u>
<u>Michael M. D'Arrigo</u>	<u>50%</u>
<u></u>	<u></u>
<u></u>	<u></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: Mario D'Arrigo Title: Member

Address: 40 Timberland Dr., Jamesville NY 13078 Phone: 315-380-4081

Cell Phone: 315-380-4081 E-mail: mario@darrigolaw.com

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

Name: Same Title: --

Address: -- Phone: --

Cell Phone: -- Email: --

G) Company Counsel:

Name of Attorney: Mario D'Arrigo

Firm Name: D'Arrigo & Cote

Address: 40 Timberland Dr., Jamesville, NY 13078

Phone: 315-380-4081

Cell Phone: Same

Email: mario@darrigolaw.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: 1 Marion Gardens Terrace, Van Buren NY 13027

Legal Address (if different): same

City: N/A Town: Van Buren Village: N/A

Zip Code: 13027 School District: Baldwinsville

Tax Map Parcel ID(s): 031.8-01-17.2

Full Market Value: \$115,385 Square Footage of Existing Building(s): Vacant Land

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

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

- | | |
|---|--|
| ☐ Manufacturing | ☐ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☒ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ 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 2020

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 Van Buren Planning Board
- c. Have any environmental issues been identified on the property?
☒ No ☐ Yes, explain

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	Land is currently owned by Applicant
Site Work/Demo	\$ 570,000
Building Construction & Renovation	1,648,000
Furniture & Fixtures	N/A
Equipment	N/A
Project Soft Cost	225,000
Total Project Cost	\$2,443,000

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 | \$ 1,950,000 |
| 2. Equity | \$ 453,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ N/A |
| 4. Taxable Bond Issuance (if applicable) | \$ N/A |
| 5. Total Sources of Funds for Project Costs | \$ 2,403,000. |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ \$40,000 |

-Identify each state and federal grant/credit:

O-CHIP	\$ \$40,000
_____	\$ _____
_____	\$ _____

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- No current employees
Estimate the number of construction jobs to be created by this Project:	65
Estimate the average length of construction jobs to be created (months):	3 months
Current annual payroll including the benefit cost:	-0- No employees by Applicant
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)
No current employees	N/A	N/A

Please use this chart to illustrate the projected employment growth:

Job Title/Category Contractors	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
No Direct Employees	-0-	-0-	-0-	-0-	-0-	-0-
Refer to Section II(E) in Addendum						

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): \$14,625
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$64,000
- ☐ 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): \$ 1,950,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 14,625

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: \$ 800,000 (est.)

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 64,000

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 Marion Townhouses, LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of July 23, 2026 (date).

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

Applicant(s) Company: MARION TOWNHOUSES, LLC
Representative for Contract: MARIO D'ARRIGO
Address: 106 Turning Leaf Dr. City: Manlius State: NY Zip: 13104
Phone: 315-380-4081 Email: mario@darrigolaw.com
Project Address: 1 Marion Gardens Terrace City: Van Buren State: NY Zip: 13027
Signature: _____
General Contractor: (Contract Manager): Zausmer Frisch Scruton & Aggarwal
Contact Person: Joe Toth
Address: 219 Burnet Ave City: Syracuse State: NY Zip: 13203
Phone: 315-263-4485 Email: joet@zausmerfrisch.com
Authorized Representative: Joe Toth Title: Manager
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		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
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		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
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

MARION TOWNHOUSES, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Mario DArrigo, Member

Date: July 23 2026

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Evan Carter, Assistant Secretary
Robert Schoeneck, 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

MARION TOWNHOUSES, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

MARIO DARRIGO, MEMBER

Date: July 23, 2026

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

William J. Barlow Jr., Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Evan Carter, Assistant Secretary
Robert Schoeneck, 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

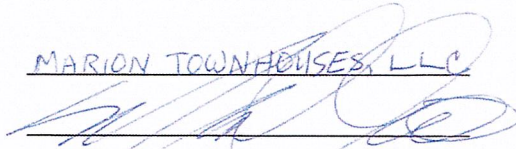
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

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

Name of Applicant(s) Company

MARION TOWNHOUSES, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

MARIO D'ARRIGO, MEMBER

Date:

8/16/20

Section XII: Representations, Certifications, and Indemnification

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

MARIO DARRIGO (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the MEMBER (title) of MARION TOWNHOUSES, 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:

MARION TOWNHOUSES, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative:

MARIO DARRIGO, MEMBER

Date: July 23, 2026

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

MARIO D'ARRIGO, being first duly sworn, deposes and says:

1. That I am the MEMBER (Corporate Officer) of MARION TOWNHOUSES, 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 28th day of July, 2026.

(Notary Public)

MICHELLE LYNN PICKARD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PI6442367
Qualified in Onondaga County
My Commission Expires: 10/11/2026

End of Application

Rev 2.15.23

ADDENDUM
TO
OCIDA APPLICATION FOR FINANCIAL ASSISTANCE
BY
MARION TOWNHOUSES, LLC

Reference below is to Sections in the Application for Financial Assistance dated July 23, 2026.

SECTION II(D) (Project would not be undertaken without assistance): Due to the high cost of materials and labor, the high short term and long-term interest rates and the out of pocket expenditures required, the return on investment is very thin if not negative, and Applicant has put construction on hold for Section 3 of the project until economic conditions for multifamily housing improve. More specifically, based on prior experience with Sections 1 and 2 of the Project, Applicant budgeted a total cost of \$2,300,000 for the 8 units in Section 3 as being the sum that would provide a minimum but acceptable return on investment. Unfortunately, the actual costs from bids and proposals from contractors and suppliers is closer to \$2,450,000. At the higher cost the Project would not be financially viable when taking into account the limits of market rents for the units in the area and the costs associated with operating the Project. On the other hand, if OCIDA approves the Application, the savings from the sales tax abatement and the partial mortgage tax abatement would be enough to proceed with the project.

SECTION II(E) (Narrative on Project):

(i) Mario D'Arrigo is a retired attorney whose practice included practicing in various towns in Onondaga County representing developers and builders seeking site plan approval on projects and subdivision of land, among other matters. Some 15 years ago, Mr. D'Arrigo and a partners began developing residential subdivisions beginning with Highland Meadows in the Town of Lysander (107 lots) and then Marion Meadows in the Town of van Buren, a PUD with 91 residential building lots, **6.9 acres** (rounded to 7 acres) designated as "Apartment" (location of the current Project) and about 3.5-acre parcel fronting Van Buren Road designated "Commercial" currently vacant. In late 2018 Mr. D'Arrigo and his son, Michael D'Arrigo formed a limited liability company in which they were/are the sole Members at 50% each, for the purpose of building **market rate rental** townhouses in the Marion Meadows PUD designated for apartments.

By the time the Members were ready to begin construction of Section 2, mortgage rates had gone up dramatically as did the equity requirements of the owner. Accordingly, the number of units for section 2 was reduced to 14 units, the total cost of which rivaled the total cost of the 20 units in Section 1. The assistance we received from the O-CHIP program made the difference

in moving ahead. Construction of Section 2 began in the late Spring 2023 and was completed in late Spring 2024.

If the requested financial assistance from OCIDA is approved, the Applicant hopes to commence construction of Section 3 by September 2026 and should be completed by Summer of 2027.

While Applicant has no direct employees, management of Section 3 will be contracted out to a management company at an estimated annual contract price of \$20,000, employing 2 persons. Additionally, Applicant will contract out snow removal (one employee, \$6,000, est.), landscaping/lawn maintenance (one employee, \$5,000 est.), and general maintenance of the units (one employee, \$4,000, est.). These contracts will begin upon completion of Section 3 and will continue annually thereafter.

(ii) The units in Section 3 comprise 1,344 sq ft gross area per unit and 10,752 sq ft total for the 8 units. Each unit has 2 bedrooms upstairs each with a private bathroom; there's a half-bath downstairs. The appliances are stainless steel, and the countertops are granite or similar. Each unit also has a concrete pad at the rear that is 8 ft by 12 ft.

(iii) Following completion of Section 2 in 2024, the Members made application to refinance the debt on Sections 1 and 2 under a HUD program which reduced the interest rates and extended the amortization period. However, because the local bank's mortgage was on the whole parcel, a refinance under HUD would preclude local financing of Sections 3 and 4 (18 units). To avoid this result, the seven acres was formally subdivided into 2 lots, 91A containing the 34 units and other improvements (3.93 acres), and 91B (2.96 acres) containing the future Sections 3 and 4, with appropriate cross easement agreements and title insurance. Lot 91A remains owned by Marion Garden Apartments, LLC and Lot 91B was transferred to the Applicant, Marion Townhouses, LLC, both entities having Mario and Michael D'Arrigo as the sole Members with each owning 50% interest.

(iv) The use of the site has remained apartments/multifamily since the PUD of Marion Meadows was approved over a dozen years ago and will not change upon construction of Section 3. The current use, however, is vacant land.

(v) The Project was conceived and remains a market rate rental project owned by the Members of the Applicant.

SECTION II(G) (Compelling Circumstances): It is believed that the Project site was once a dumping ground for fill and organics during the construction of NY 690 which abuts the Project. During the site work in Section 2 we encountered organics which were dug out and filled with clean fill and gravel at an extra cost of about \$100,000. The Applicant expects that there will be some organics in Section 3 but to a lesser extent than Section 2.

SECTION II(H) (Local Approvals; Site Plan; Environmental Review):

Applicant's Members submitted its application for Site Plan approval from the Town of Van Buren Planning Board in February 2020 and received such approval at the June 2020 meeting of the Planning Board. Copies of the minutes and the original Site Plan approval are attached to this Addendum as **Exhibits 1 and 2** respectively. Construction of Section 1, comprising 20 units in four buildings, commenced in the spring of 2021 and the section was completed and rented in late summer 2022. The four building are identified in the attached plan (Exh. 2) as numbers 43-47, 48-50, and 55-63. During construction a change was made to the nine-unit building (55-63), with the Town's knowledge and approval, to reduce the number of units from 9 to 8 larger units. The units in Section 1 averaged about 1,400 gross square feet, including a one car garage, for total square footage of about 28,000 square feet for Section 1.

It is noted that in August 2022 the site plan was modified by reducing the number of units from a total of 64 units to 52 and increasing the number of parking spaces for the tenants and their guests. The modified site plan is attached to this addendum as **Exhibit 3**. The Members have obtained quotes from suppliers and contractors for Section 3 and have discussed financing with various lenders.

As noted, a copy of the site plan application for site plan approval of the whole Project site was submitted in February 2020, a copy of which is attached as **Exhibit 4**. The Application includes the Short Environmental Assessment Form. Please note that at the top of the form is the legend: "SQERA WAS ADDRESSED AND DETERMINED AT PRELIMINARY SUBDIVISION APPROVAL OF THE PUD". Hence, while SEQR is discussed in the resolution of approval of the site plan (June 9, 2020, minutes, Exh. 1), the negative declaration was made for the whole PUD during preliminary plat approval of the PUD more than a dozen years ago, including the anticipated multiple family housing on the Project site.

SECTION VII (Housing Projects):

1. Economic and construction circumstances in the housing industry have changed dramatically for the worst since Applicant financed and constructed Section 1 of the Project in 2021. As noted above, due to the high cost of materials and labor, the high short term and long-term interest rates and the out of pocket expenditures required by banks, and the additional costs unique to the site associated with digging up organics, the return on investment is very thin if not negative, and Applicant has put construction on hold until economic conditions improve or some assistance is granted.

2. The Project is located in Van Buren, NY not far from the Micron mega factory to be built. If projections of influx of people made by municipalities are close, there will be significant demand for housing, including the top-of-the-line market rate townhouses built by Applicant. Indeed, there appears to be a housing shortage now.

3. An appraisal was requested as part of the refinancing under the HUD program:

APPRAISAL REPORT

As of January 6, 2025

Prepared For:

Harper Capital Partners, LLC
440 Sylvan Avenue, Suite 140
Englewood Cliffs, NJ 07632

Prepared By:

Cushman & Wakefield, Inc.
Valuation & Advisory
247 W. Fayette Street, Suite 201
Portland, NY 13202

C&W File ID: 25-12002-900111-001

The Appraisal contains a section entitled APARTMENT MARKET ANALYSIS (pages 38 to 45 of the Report), which is attached to this Addendum as **Exhibit 5**.

In addition, a current **Market Study** dated July 26, 2026 has been submitted to support the conclusion that additional multifamily housing is needed in Onondaga County, and especially in the northern suburbs where Applicant's Project is located.

4. At page 103-04 of the County Comprehensive Plan, the Plan addresses a trend of shifting needs for "development of more alternatives to single-family housing options." Increasing adequate supplies of housing options "will become more important over time and especially considering the pending Micron investment in the Town of Clay." Micron's investment "will lead to a tremendous increase in jobs and concomitant growth in demand for housing." Applicant believes that its Project is in furtherance of the County's Comprehensive plan and is well situated to help meet the need addressed by the Plan.

5. The project is not considered infill in a populated area, but rather part of a PUD as explained below.

6. No additional infrastructure is needed for the Project.

7. The Project is part of a PUD approved by the town over a dozen years ago, comprising 91 residential lots, all but 2 have been improved with homes; a commercial parcel on Van Buren Road of some 3.5 acres (vacant) and the Project parcel zoned for multifamily housing.

Dated: July 23, 2026

MARION TOWNHOUSES, LLC

By

Mario D'Arrigo, Member

+

The June meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Rd, Baldwinsville, New York, was called to order at 6:05 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	James Virginia	present-via Zoom
	Mark Budosh	present
	Jamie Bowes	present
	Roger Roman	present
	James Ruddock	present
	Jim Schanzenbach	present
	Tony Geiss	present

See pp 3 & 4

Also Present: Nadine Bell, Attorney
Jason Hoy, Engineer
Casey Palmer, Codes Enforcement Officer
January Baker, Zoning Planning Board Secretary

MINUTES

Motion made to approve the May meeting minutes as amended. Motion carried first by Mr. Ruddock. Seconded by Mr. Budosh. Motion Carried.

Motion called to Adjourn to Public Hearing. Motion Carried first by Mr. Ruddock and seconded by Mr. Budosh. Motion Carried.

PUBLIC HEARING DANIEL DEFIO-SPECIAL USE PERMIT-7889 CREGO RD-TAX MAP ID #034-03-09.1-(LB)

Mr. Daniel Defio was present to speak on his own behalf. Mr. Defio presented his site plan to the Board, discussing the handicapped parking spot added as well as showing the re-sodding and the plantings of the property to make the egress smaller. Mr. Defio went over his plans for adding a sidewalk, for which he had the contractor line up with the sidewalk around the Walgreen's next door to him. He stated he will be adding the sidewalk at same time that everything else is being done, not needing the within 2 year agreement with the Town. Chairman asked for any comments or questions. The Public Hearing will remain open until our July meeting. Chairman called for a motion to move out of the Public Hearing, back into regular session. Mr Ruddock carried the first motion, followed by Mr. Bowes. Motion Carried.

DANIEL DEFIO-SPECIAL USE PERMIT-7889 CREGO RD-TAX MAP ID #034-03-09.1-(LB)

Mr. Geiss asked Mr. Defio if the sidewalk will be going in all at once. Mr. Defio asked the board about the curb closest to Walgreens- it being a grassy area that he owns about a foot of that curb. Mr. Defio stated he will fill that in, but will not go onto Walgreens property. Mr. Defio will put the 10ft of sidewalk in, with the small portion on the curb, graded with the driveway. Mr. Defio

asked if there were any way to move this along faster. The answer was inside work only, unfortunately, following proper permits. Mr. Geiss informed Mr. Defio any work prior to the Boards approval, is at an Applicants own risk. Public Hearing will be left open until the July 14th meeting, for any comments. Motion was called to adjourn the Public Hearing. Carried first by Mr. Ruddock, seconded by Mr. Bowes.

**PUBLIC HEARING- DG NEW YORK CS, LLC-SUBDIVISION-BETWEEN W
SORRELL HILL AND E SORRELL HILL RD-TAX MAP ID #033.6-06-01.2, 033.-06-05.1
& 032.-04-02.2 (AR-80)**

Mr. Brian Harper of 205 Cambridge St. was present for the Applicant. Mr. Harper discussed the revised plans for the Subdivision- there will be 3 parcels dividing, making 2 separate properties on either side of the easement. Mr. Ruddock asked about the transmission lines running through the easement, why was it not being added to the property, as well. Mr. Harper stated it was not your typical easement, this one in particular, is utility owned. National Grid owns that piece of property. Chairman asked for any comments or questions. Public Hearing will be kept open until July meeting, for comments. The Chairman obtains a motion to adjourn Public Hearing. Mr. Ruddock carried first motion, seconded by Mr. Bowes.

**DG NEW YORK CS, LLC-SUBDIVISION-BETWEEN W SORRELL HILL AND E
SORRELL HILL RD-TAX MAP ID #033.6-06-01.2, 033.-06-05.1 & 032.-04-02.2 (AR-80)**

Chairman asked Mr. Brian Harper if Tract 1 on map will be going from West Sorrell Hill to the high voltage line. Mr. Harper answered that is correct. Tract 2, per the map, will be added to parcels 2,3,& 4, making that all combined. The Board mentioned, the map isn't showing a setback along the electrical. There was originally a 50ft set back, that needs to be pushed back another 50ft to meet the 100ft setback. Currently, it is showing a 100ft from center of the easement, which is owned by National Grid. Mr. Harper makes note that he will change that on the plans, to meet code. Mr. Ruddock noted about the easement property, owned by Nimo, if it is roughly 150ft wide, then it needs to have another 60-65ft, ensuring that it is brought back 100ft from that property line.

This Public Hearing is to be kept open until our July meeting, for comment and decision. Chairman called a motion for a Public Hearing for their Solar Permit. Mr. Ruddock carried first, seconded by Mr. Bowes. (West Sorrell Hill. Chairman called PH for July 14th for East Sorrell Hill Rd. Solar Permit. Mr. Ruddock carried first, seconded by Mr. Bowes. Chairman adjourns regular meeting to move into Public Hearing. Motion called by Mr. Ruddock, seconded by Mr. Bowes.

**PUBLIC HEARING-TERPENING SITE PLAN- 115 FARREL RD. TAX MAP ID 059-02-
02/01 (LB)**

Mr. Craig Billinson, Attorney for the applicant, address 342 South Salina St., Syracuse was present for the Hearing. The property lies on Farrell Rd. making half the property in Van Buren and half in the Town Of Geddes. Mr. Billinson explains one of the businesses Mr. Terpening runs out of this property is Tri-Tank for the sale of trailers. There is a lower parcel developed

years ago, however the higher (upper) subject property, they wanted to fill back in 2013. The purpose of the fill back in '13, was to have another parking area for their display of tractor sales. Mr. Billinson stated it was County and Town approved then. Now they are back in front of the Board due to a complaint on the display of a trailer for sales. Mr. Billinson said it is a Tri-Tank job Trailer, with the company logo and phone number displayed on it. The Chairman informs him he is in front of the Board for outdoor sales approval on site plan. Mr. Geiss informed the applicant in 2013, Mr. Paul Billings ceased the project with the Town of Van Buren and went through Town of Geddes only. There was no approval for outdoor sales from Van Buren, only a fill permit met approval. Chairman informs applicant the public hearing will be held open until July meeting for written comments. A Motion to adjourn public hearing called. Mr. Ruddock carried first, seconded by Mr. Bowes.

TERPENING SITE PLAN- 115 FARREL RD. TAX MAP ID 059-02-02/01 (LB)

Chairman stated back in 2013, the Town asked Terpening for a SWPP and was told one was not needed. Mr. Geiss asked how many acres is actually in the Town. Mr. Billinson answered roughly 5 acres, and Mr. Geiss said then a SWPPP would have been required, because more of an acre of land was involved. Paul Billings challenged the need for a SWPP. Mr. Geiss informs the applicant to have a meeting set up with the DEC to determine if a SWPP is needed. Mr. Jason Hoy spoke on the DEC input as being needed, based on work being ceased and then work that was still done in Geddes. The Town would need DEC to sign off on this matter, because there is no way to determine what was disturbed, as far as land goes. Mr. Geiss informs the applicant to contact Mr. Hoy when the meeting is set up, so that he may attend as well. Chairman discussed another issue, the setbacks. There needs to be note of setbacks on the map-minimum of 50ft., per code, for display. Mr. Billinson asked if it was 50ft. setback from buildings or are objects included. Mr. Geiss response was from objects as well, for it not to block sight.

SANTA BARBARA SUBDIVISION-1260 OLD ROUTE 31-MEMPHIS-TAX MAP ID# 046.-07-04.1 AR-80

Mr. Michael Santa Barbara was present from 1260 Old Route 31, Memphis. Chairman obtained a motion to formally close the Public Hearing from May 27th. Mr. Budosh called first motion, followed by Mr. Bowes. No comments in from the last meeting. Chairman asked Board for any comments or questions. No comments. Lot #1 will be 4.5 acres, leaving 37.1 acres left to original property. Motion with regard to SEQR review & reaffirmed Town of Van Buren lead agency. End of motion called. Mr. Ruddock carried first, seconded by Mr. Bowes. Chairman obtained a motion to approve subdivision map dated March 4, 2020, conditioned to a lot fee of \$150. End of motion called. Mr. Ruddock called first motion, followed by Mr. Budosh.

MARION GARDEN TOWNHOUSES-PROPERTY LOCATED SOUTH OF TUSCANY LANE-MARION MEADOWS SUBDIVISION-TAX MAP ID #031.8-01-17.0-SITE PLAN-PUD

Mr. Mario D'Arrigo of 40 Timberland Dr., Jamesville was present on his own behalf. Mr. D'Arrigo presented new maps to the Board with updated changes. They added a vinyl fence to the entrance, extended fence down 690 to road, and revised the landscaping to show details-

type, size and quantity of plantings. Mr. D'Arrigo has to work with OCWA on easement plantings. Mr. Ruddock was pleased with the planting plans. Mr. D'Arrigo noted they added to plans the size and specs of each building, as Mr. Virginia suggested. Park fees were discussed- there has been something in place for apartments, concerning the fees, that can be worked out into phases. Discussion of how long construction will take, roughly. This will be worked into the phases. Chairman asked if there was any questions. No questions presented. Chairman obtained a motion to close Public Hearing from May 27th. Mr. Ruddock carried first motion, seconded by Mr. Bowes. Motion called with regard to SEQR, to ratify and reaffirm. Mr. Ruddock, carried first, followed by Mr. Bowes. Chairman called to obtain a motion to approve site plan based on map dated April 20, 2020, latest subdivision being dated June 8, 2020- (C-201 & C-203). All subject to park fees to apartments-based on the phasing of the project. End of motion called. Mr. Ruddock was first to carry. Followed by Mr. Bowes. Subject to SWPP approval from Engineer.

DG NEW YORK LLC-SPECIAL USE PERMIT-BITZ PROPERTY- 6719 POTTERY RD.-WARNERS-TAX MAP ID #055.-01-10.1-ZONED IND-A

Mr. Brian Harper of 118 E. Genessee St., Syracuse, was present on the Applicants behalf. Mr. Harper presented the board with updated maps of the solar site. Mr. Harper added two more Winter Kings to the drawings, with shrubs. They moved the driveway to the north of the site, across from the Industrial rather than Residential. Mr. Harper also showed the neighboring properties in the plans. A discussion on noise study, was had with the Applicant. Mr. Geiss asked if the neighbors would hear any noise, to which Mr. Harper replied no. Chairman asked what does 20 decibels sound like? Mr. Harper stated a refrigerator at 6ft away produces 40 decibels of noise, the motors here being half of that. The Chairman asked how many motors there will be to which Mr. Harper replied that would depend on the final design, but could be up to 100 motors. Mr. Geiss asked will there be noise across the street. Mr. Harper explained the panels, during the course of the night, will rotate back to a resting position, parallel to the ground. They then will rotate back toward the sun, when rising. All panels will be, programmed, to rotate with the sun.

Mr. Harper asked if they switched to non-moving panels, if this would make a difference. Mr. Harper informs the board that would just leave the inverter, and one inverter makes less than 50 decibels from 150ft away. Mr. Hoy asked what the change from moving to fixed as far as storm water. It would slightly change, but not much. The inverter would be, positioned, at the end of the driveway, across from Industrial zone.

Mr. Geiss made statement to the neighbors being concerned about the noise this farm will produce. Mr. Harper asked The Board for conditional approval based on fixed panels, not moving. Mr. Ruddock asked how much the fixed panels change the plans. Capacity wise it would decrease, but with a larger amount of panels, the change would not be that significant. Mr. Ruddock addressed a solar farm, in Town, off Kingdom Rd. Maybe do a comparison there to the noise, what the neighbors actually hear. Mr. Geiss stated he hears no sound when by there. Conditioned approval granted, based on fixed panels. Chairman informs Mr. Harper, this can always be amended at a later date, with noise sound studies and description of operation. Willing to grant approval, based on the fixed panel change. Mr. Bowes made comment to a sound study,

if they would like to use motorized panels in the future. The Board can grant approval based on fixed panels now, subject to SWPP approval. The Chairman obtained a motion in regard, to SEQR, and reaffirmed lead agency. 3MW of solar power per map dated June 20, 2020. End of motion. Mr. Ruddock carried first, seconded by Mr. Bowes. Motion carried.

Ms. Nadine Bell spoke on the special use permit. Stating that DG NY LLC seeks SUP to operate 3MW ground mounted solar facility on 23 acres of 33 acres of property. Zoned IND-A, for project "Van Buren II DG Solar Project" (C-101, C-102, C-201, C-202, C-401-C403) on amended plans to install fixed panels instead of motorized and taking into consideration comments from the County. Original Public Hearing was March 10th. No one spoke at the Public Hearing.

Conditioned to as follows:

- A) Proposed Use is within code
- B) IND-A consistent with long-term development, within code.
- C) Placement of site should be visually appealing.
- D) No Traffic issues
- E) Use of Natural Resources
- F) Emissions Minimal
- G) Conditions Suitable
- H) Cumulative Array- 23.1 acre/ 32.9 acre parcel will not hinder the growth.

Subject to above conditions and SWPP approval, as well as signed and stamped drawings, by Tuesday, June 16, in order to proceed. End of motion. Mr. Ruddock carried first motion, seconded by Mr. Budosh. Motion carried. No further comments.

**RONALD GILBERT-2370 WARNERS ROAD-FILL PERMIT-TAX MAP ID #054-04-09.1
#054-04-09.2 & #054-04-08.1-(AR-80)**

Mr. Ron Gilbert of 2307 Warners Rd. was present on his own behalf. Mr. Gilbert discussed plans on wanting to keep his ponds, and the two driveways. Mr. Gilbert explained plans where red was marked on the map, and the storm water was marked in blue. According to Mr. Gilbert, Army Corps is ok with his fill plan. Also, Mr. Gilbert discussed water run-off, and keeping the fill to under an acre. Discussion was had on what plans were presented to the Board. The plans do not show a driveway, drainage details, silk fencing, Etc. As well as no conditions on the plans, how long will the fill be taking place. Mr. Gilbert was not happy with the Town's requests. He stated he has federal approval, and will fill regardless. Mr. Gilbert said he does not need a SWPP, since he is keeping it under 1 acre, as well as, he has Army Corps approval for this project.

Mr. Gilbert stated he has made this particular property, better than it was before, and he will not spend more money than he has to, to get this fill permit, he will just proceed. Chairman informed Mr. Gilbert, he has not obtained approval for any work, the proper steps must be followed, as well as conditions placed by The Board. All conditions, were in the process of being discussed, when Mr. Gilbert walked out, leaving the meeting. He then returned to hear the Boards requirements, which were as follows:

- A) Must have a property map with property lines shown with driveways and fill plan.
- B) Must have drainage details i.e. silk fencing, drainage location, etc.
- C) List conditions on fill, as well as cover in between fill
- D) Show the exact area of fill

MARIANI PROPERTY-6489 NEWPORT RD-SUBDIVISION-TAX MAP ID #054-04-18.0 (RHD)

Mr. Steve Sehnert, land surveyor, Baldwinsville, was present on the Applicants behalf. The Mariani property is about 18 acres on Newport Rd., bounded North by the CXL Railroads. There is an existing house on the parcel, currently, being renovated. Mr. Sehnert stated, The Mariani's would like to cut out a legal one acre parcel. An existing gravel road gives access to Newport Rd. (right of way) and plans show access to utility and access to 17 acres West of the property. The Chairman would like all the way to the West showing on the plans, with pole barn and house way to the back, to show a 20ft easement.

Ms. Nadine Bell asked if the Lot 2 easement was intended for the beneficiary of one property- could the property to the West prevent the usage of the easement to Lot 2 property. Mr. Sehnert answered that yes, Lot 2 will be the intended beneficiary, adding that Lot 2 is only accessible by the easement. Mr. Sehnert was made aware that this was a recorded easement, it needs to have a known beneficiary to that easement, as this may cause an issue in the future. Mr. Sehnert will provide an easement agreement at next meeting, and it must have the property listed as a parcel to benefit. Mr. Sehnert said, he will get all that to Ms. Bell.

Chairman opened SEQR, and resolution to declare Town Lead Agency under SEQR. End of motion called. Mr. Ruddock carried first motion, seconded by Mr. Budosh. Motion to call a Public Hearing for the Mariani Property July 14, 2020, for subdivision. Motion carried by Mr. Ruddock, seconded by Mr. Bowes. An Area Variance will be required, since it will be a non-conforming lot. This can be done concurrent, must be referred to County Planning. Motion to hold called, until variance application is done-Mr. Bowes carried first, followed by Mr. Ruddock.

Adjournment at 8:45pm Mr. Ruddock carried first motion to adjourn, seconded by Mr. Budosh.

Mr. Hoy made comment to Arrow Space signing off on SWPP, making it ok for them to proceed. As well as, Mr. Mike McConnell, of Winchell Rd by Hotel, will be submitting a new site plan.



PLUMLEY ENGINEERING
 PLUMLEY ENGINEERING P.C.
 1221 LOVEL ROAD
 BALDWINVILLE, NY 13027
 TEL: (909) 638-8870
 FAX: (909) 638-8700
 WWW.PLUMLEY-ENG.COM



Robert J. Plumley is a member of the Society of Professional Engineers, the New York State Society of Professional Engineers, and the New York State Chapter of the American Society of Professional Engineers. He is also a member of the American Society of Professional Engineers, the New York State Society of Professional Engineers, and the New York State Chapter of the American Society of Professional Engineers.

PROJECT:

MARION GARDEN TOWNHOUSES

CLIENT:

MARION GARDENS, LLC

LOCATION:

TOWN OF VAN BUREN, ONONDAGA COUNTY, NEW YORK

DATE:

10/25/2013

BY:

JRS

CHECKED BY:

JRS

APPROVED BY:

JRS

PROJECT NO:

201308

SHEET NO:

C201

DATE:

10/25/2013

DRAWN BY:

JRS

CHECKED BY:

JRS

SCALE:

1" = 40'

DATE:

10/25/2013

DRAWN BY:

JRS

CHECKED BY:

JRS

PROJECT NO:

201308

SHEET NO:

C201

DATE:

10/25/2013

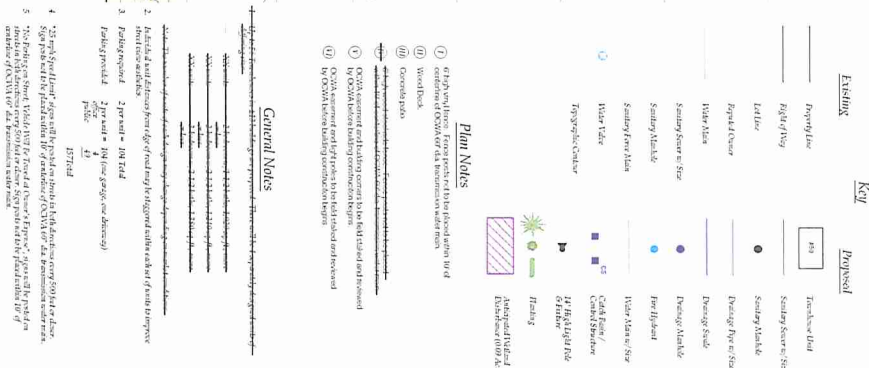
DRAWN BY:

JRS

CHECKED BY:

JRS



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Marion Gardens, LLC
106 Turning Leaf Drive
Manlius, New York 13104

4	07/24/24	REVISED PER OWNER COMMENTS
3 <td>06/28/24 <th>REVISED PER OWNER COMMENTS</th> </td>	06/28/24 <th>REVISED PER OWNER COMMENTS</th>	REVISED PER OWNER COMMENTS
2 <td>06/10/24 <th>REVISED PER OWNER COMMENTS AND PAGES</th> </td>	06/10/24 <th>REVISED PER OWNER COMMENTS AND PAGES</th>	REVISED PER OWNER COMMENTS AND PAGES
1 <td>04/18/24 <th>REVISED PER OWNER COMMENTS</th> </td>	04/18/24 <th>REVISED PER OWNER COMMENTS</th>	REVISED PER OWNER COMMENTS
DATE	DESCRIPTION	

PROJECT NO	1604-001
DATE	09/24/2022
COUNTY	WFO
DESIGNED BY	S. CLOCCENOS, P.E.
CHECKED BY	S. CLOCCENOS, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7029 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW

C-201

APPLICATION TO VAN BUREN PLANNING BOARD
FOR
SITE PLAN APPROVAL

Town of Ban Buren
7575 Van Buren Road
Baldwinsville NY 13027
Phone 315-635-3604

Type of Application: Site Plan approval for 64 townhouses project, to be privately owned

Property Location: South of Tuscany Lane, Marion Meadows Subdivision, part of PUD

Applicant Name, Address: Marion Garden Apartments, LLC
106 Turning Lead Dr.
Manlius NY 13104
Phone 315-380-4081
md@darrigolaw.com
Contact: Mario D'Arrigo
7513 Morgan Road
Liverpool NY 13090
Cell: 315-380-4081
darrigolaw@gmail.com

Fee Owner of Property: Applicant is the fee owner of parcel/Project with same name and address

Property Tax Map No: 031.8-01-07.0

Zoning Classification: PUD, Apartments; Existing Use: Apartments

Proposed Use of Property: Marion Meadows Subdivision is a mixed use PUD which includes a 6.9 acre parcel to the south of Tuscany Lane, bearing the referenced tax map number, zoned for apartments. Specifically, Applicant seeks Site Plan approval of a 64-unit Townhouse Project of the Property to be built and owned privately.

Total gross area of the 64 Townhouses plus utility buildings proposed: 71,500 Square feet

Total gross area Authorized in PUD: 25% of Parcel area 75,924 Square feet

Total Area of Parcel: 6.88 Acres (299,693sq. ft.)

Number of Parking Proposed: 64 garage, 64 driveways, 40 free-standing spaces, for a total of 168 parking spaces

Number of Parking Required: 2 per unit, 128

No easements required with adjacent owners.

Landscaping Changes: Trees have had to be removed in the entrance strip between Tuscany Lane and the stream that crosses the property. In addition, other than the trees along the stream and some along route 690, the trees on the main site need to be removed. The Project will be landscapped as noted in the plan.

Water Supply: Water will be provided by OCWA

Sewage Disposal: Public sewers are tied to the Marion Meadows Subdivision as originally planned.

Project Information: Marion Meadows Subdivision is a mixed use PUD which includes a 6.9 acre parcel to the south of Tuscany Lane, bearing the referenced tax map number, zoned for apartments. Specifically, Applicant seeks Site Plan approval of a 64-unit Townhouse Project of the Property, as shown on the Plan, the use of which is as approved by the Town Board in the PUD, the Project to be built and owned privately. The Site Plan complies with all Town requirements.

Plans Submitted with Application: The Site Plan is submitted with this Application, which includes landscaping and lighting. Stormwater and any other relevant plans will be submitted within 2-3 weeks from date.

Professionals:
Surveyors: Ianuzi & Romans 5251 Witz Dr., N. Syracuse NY, Ph. 315-457-7200
Fax. 315-457-9251 mail@romanspc.com
Engineers: Plumley, 8232 Loop Rd, Baldwinsville, NY 315-638-8587
Fax. 315-638-9740
Attorneys: D'Arrigo & Cote, 7513 Morgan Rd, Liverpool NY 315-380-4081
md@darrigolaw.com

Applicant hereby certifies under penalty of perjury that all statements made herein are accurate and true to the best of Applicant's knowledge.

Dated: February 28, 2020

Marion Garden Apartments, LLC

Applicant's Signature - Mario D'Arrigo, Member

AGRICULTURAL DATA STATEMENT

(to be completed for Special Use Permit, Site Plan Review, Use Variance and Subdivision Applications)

Applicant: MARION GARDEN APT. LLC Address SEE APPL. Tax Map # 031.8-01-07.0

A. Number of acres involved with project: 6.88

B. Is Project within Agricultural District? Yes _____ No X

Is Project within 500 feet of an Agricultural District? Yes _____ No X

C. Is any portion of the project site currently being farmed? Yes _____ No X

If so, how many acres? _____ acres

If A, B, and C are answered "no", skip to bottom of form, sign and date, if answered "yes", continue to D-H.

D. Name and address of person(s) farming the project site and/or any sites within 500 feet:

E. Indicate what the intentions are for use of the remainder of the project site, including description of farm operation:

F. Who will maintain the remainder of the property not being used for this project?

G. Other project information: Include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

H. Make a copy of the overall (original) parcel from the Town's tax maps on file with the Town Assessor's Office. Identify the subject site by marking with an "X". Include the tax map with this completed agricultural data statement.

Farm Note

Prospective residents should be aware that such farm operations might generate dust, odor, smoke, noise, vibration and other conditions, which routinely result from agricultural activities.

MARIO D'ARRIGO, MEMBER
Print Name and Title of Person Completing Form

Signature

Date

2/28/2020

617.20

Appendix B

Short Environmental Assessment Form

SQERA WAS ADDRESSED AND DETERMINED AT
PRELIMINARY SUBDIVISION APPROVAL OF THE PUD

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>MARION GARDEN APTS, LLC</u>			
Project Location (describe, and attach a location map): <u>SOUTH OF TUSCANY LANE, MARION MEAD, PART OF PUD.</u>			
Brief Description of Proposed Action: <u>Marion Meadows Subdivision is a mixed use PUD which includes a 6.9 acre parcel to the south of Tuscany Lane, bearing the referenced tax map number, zoned for apartments. Specifically, Applicant seeks Site Plan approval of a 64-unit Townhouse Project of the Property, as shown on the Plan, the use of which is as approved by the Town Board in the PUD, the Project to be built and owned privately. The Site Plan complies with all Town requirements.</u>			
Name of Applicant or Sponsor: <u>MARION GARDEN APTS, LLC</u>		Telephone: <u>315-380-4081</u>	
		E-Mail: <u>md@darrigolaw.com</u>	
Address: <u>7513 MORGAN RD</u>			
City/PO: <u>LIVERPOOL</u>		State: <u>NY</u>	Zip Code: <u>13090</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☒ ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: <u>SITE PLAN APPROVAL - VAN BUREN PL. Bd.</u>			☐ ☒
3.a. Total acreage of the site of the proposed action?		<u>6.88</u> acres	
b. Total acreage to be physically disturbed?		<u>5.00</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>6.88</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☒ Urban ☒ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐	☐
16. Is the project site located in the 100 year flood plain?	☒	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES <u>ON SITE DETENTION AREA</u>	☒	☐	☐

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>DETENTION AREA ONSITE PER PLAN</u>	NO ☐	YES ☒
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>MARION APT GARDEN APT, LLC</u> Date: <u>2/28/2020</u> Signature: <u>[Signature]</u> MEMBER		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	☐ ☐	☐ ☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

In total, the micro market inventory surveyed, including the subject property, represents 1,203 units. The comparable projects were constructed between 2008 and 2017 and range in size from 34 to 416 units. Individual unit sizes range from 1,067 to 1,279 square feet. The comparable apartment projects revealed occupancy levels ranging from 95 percent to 98 percent, with an average of 96.2 percent.

A comparison of the subject's quoted rents to the comparables is presented in the Income Capitalization Approach. Presently, no hard money rent concessions are offered at competitive projects.

Although it varies, most of the properties require tenants to pay for electric and gas costs, while all other utility expenses are generally paid by the landlord. At the subject, residential tenants are required to pay electric costs, while the landlord pays water/sewer and trash removal costs.

COMPETITION SUMMARY

Overall, the properties presented represent a good sampling of competition to the subject property

DEMOGRAPHIC PROFILE

Understanding the demographics of a region helps to ascertain the underlying fundamentals of real estate supply and demand. The foundation of our analysis in the delineation of the subject's profile area may be summarized as follows:

- Highway accessibility, including area traffic patterns, and geographical constraints;
- The position and nature of the area's residential structure, including its location within a heavily developed apartment area, which adds competition for the subject and at the same time adds strength and composition to the appeal for tenants; and
- The project and unit amenity composition of the subject property as compared to its competition

Given all of the above, we believe that a primary market for the subject property would likely span an area encompassing about five miles. The subject's secondary market might span up to ten miles from the site given its regional accessibility and location of competitive properties.

Based on these observations, we analyzed a primary demographic profile for the subject based upon a radius of approximately five miles from the property. To add perspective to this analysis, we segregated our survey into three, five, and ten mile concentric circles with a comparison to the county, CBSA, and state. The report on the following page presents this data.

POPULATION

Having established the subject's trade area, our analysis focuses on the trade area's population. Experian Marketing Solutions, Inc., provides historical, current and forecasted population estimates for the total area. Patterns of development density and migration are reflected in the current levels of population estimates.

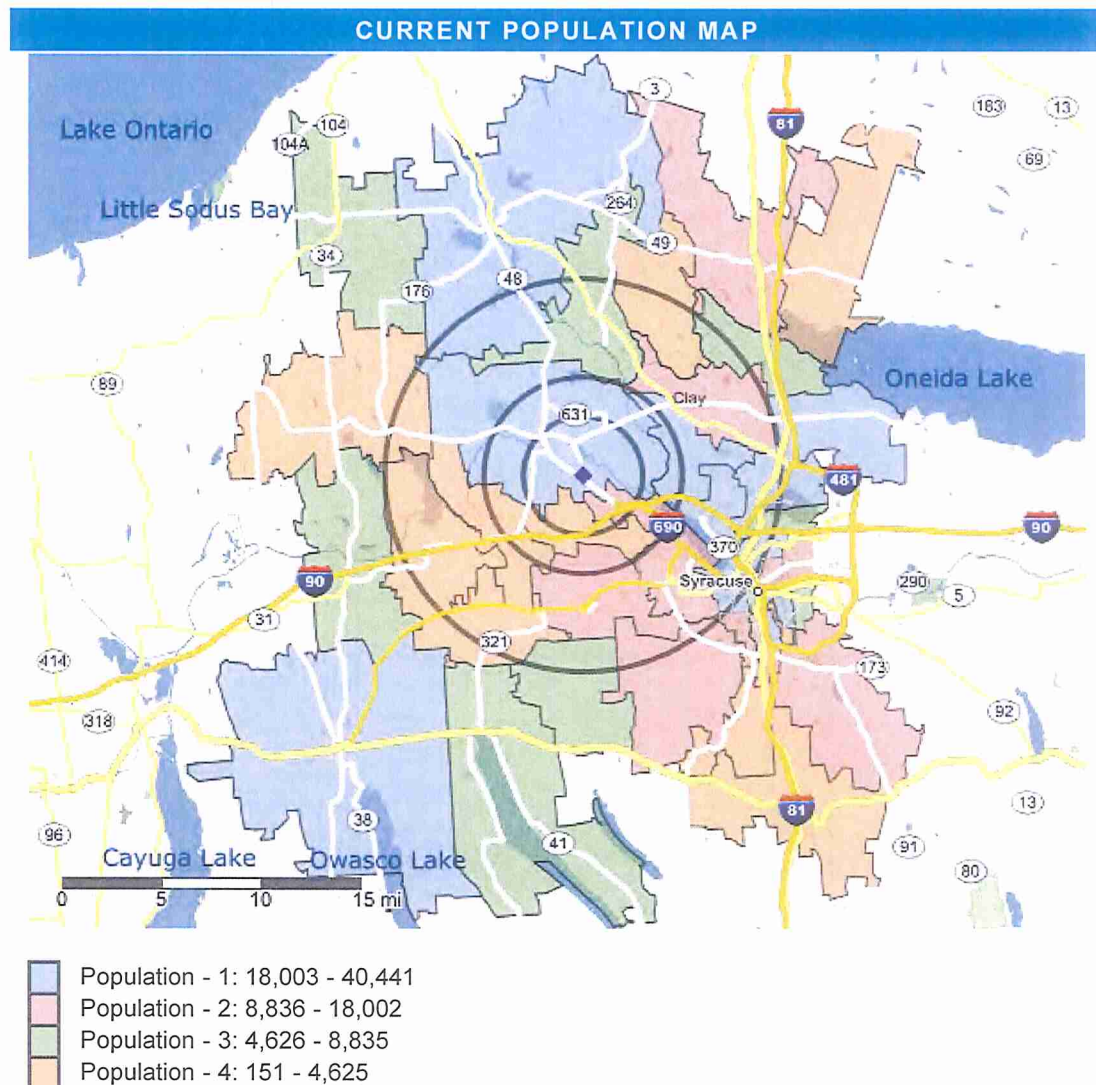
Between 2010 and 2023, Experian Marketing Solutions, Inc., reports that the population within the primary trade area (5.0-mile radius) increased at a compound annual rate of 0.53 percent. This is characteristic of suburban areas in this market. This trend is expected to continue into the near future albeit at a slightly slower pace. Expanding to the total trade area (10.0-mile radius), population is expected to remain stable over the next five years.

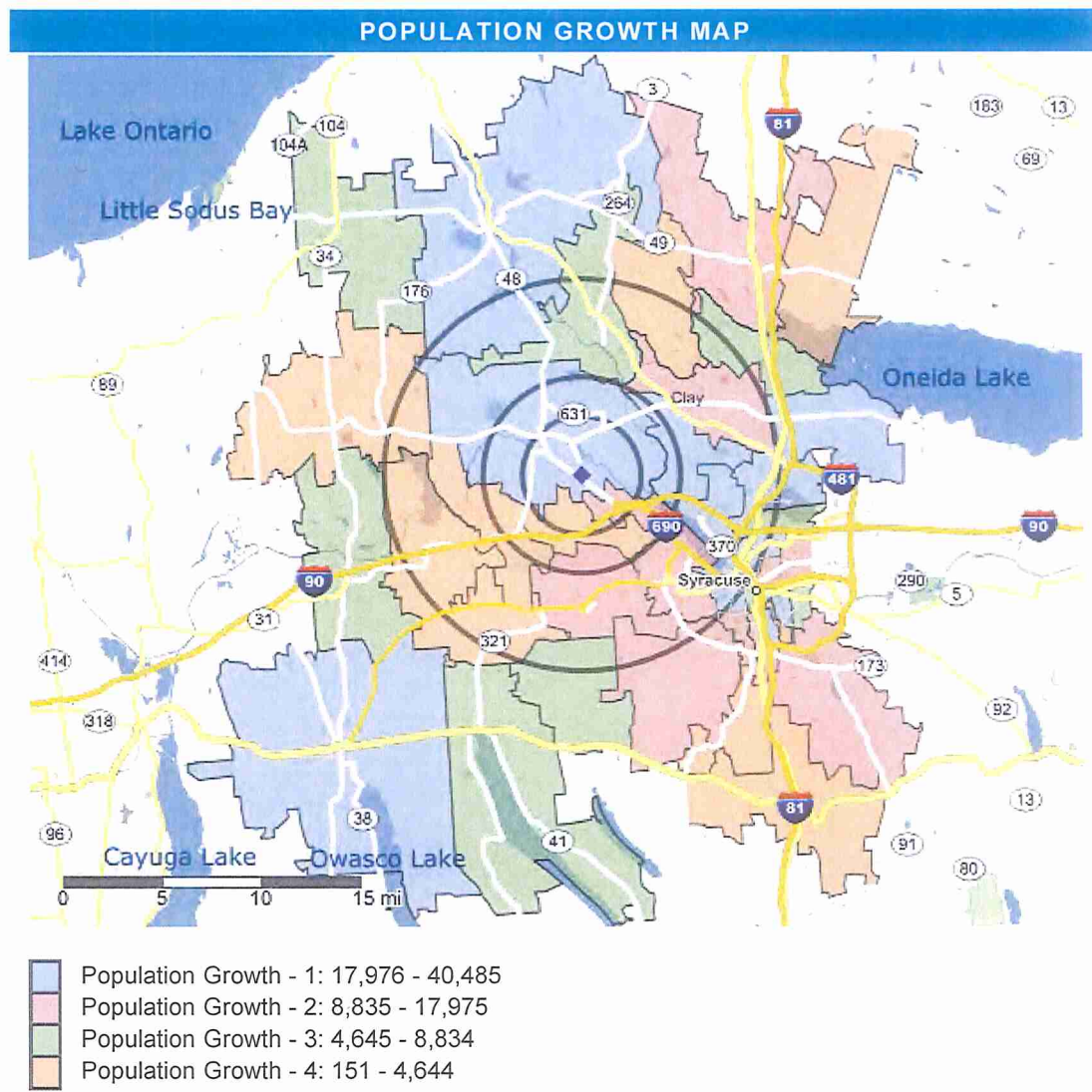
The following page contains a graphic representation of the current population distribution within the subject's region.

The graphic on the second following page illustrates projected population growth within the trade area over the next five years (2023 - 2028). The trade area is clearly characterized by various levels of growth.

DEMOGRAPHIC SUMMARY						
	3.0-mile Radius	5.0-mile Radius	10.0-mile Radius	Onondaga County	Syracuse CBSA	New York State
POPULATION STATISTICS						
2010	20,381	46,562	215,881	467,031	662,582	19,377,985
2023	22,255	49,836	222,108	476,428	664,860	19,959,733
2025	22,164	49,637	222,063	475,811	665,822	20,195,909
<u>Compound Annual Change</u>						
2010 - 2023	0.68%	0.52%	0.22%	0.15%	0.03%	0.23%
2023 - 2025	-0.20%	-0.20%	-0.01%	-0.06%	0.07%	0.59%
HOUSEHOLD STATISTICS						
2010	8,401	19,104	89,196	187,686	261,841	7,317,691
2023	9,445	20,857	93,543	195,654	269,329	7,780,002
2025	9,434	20,820	93,685	195,737	270,261	7,896,353
<u>Compound Annual Change</u>						
2010 - 2023	0.91%	0.68%	0.37%	0.32%	0.22%	0.47%
2023 - 2025	-0.06%	-0.09%	0.08%	0.02%	0.17%	0.74%
AVERAGE HOUSEHOLD INCOME						
2010	\$71,031	\$77,337	\$67,817	\$68,562	\$66,310	\$82,465
2023	\$91,958	\$101,755	\$87,402	\$90,359	\$87,367	\$111,427
2025	\$107,359	\$117,918	\$100,936	\$104,605	\$100,889	\$129,135
<u>Compound Annual Change</u>						
2010 - 2023	2.01%	2.13%	1.97%	2.15%	2.14%	2.34%
2023 - 2025	8.05%	7.65%	7.46%	7.59%	7.46%	7.65%
OCCUPANCY						
2023 Occupied Housing Units	9,445	20,857	93,543	195,654	269,330	7,780,002
Owner Occupied	68.50%	72.62%	68.97%	64.75%	67.62%	53.54%
Renter Occupied	31.50%	27.38%	31.03%	35.25%	32.38%	46.46%

SOURCE: © 2019 Experian Marketing Solutions, Inc. • All rights reserved





HOUSEHOLDS

A household consists of a person or group of people occupying a single housing unit, and is not necessarily a family unit. When an individual purchases goods and services, these purchases are a reflection of the entire household's needs and decisions, making the household a critical unit to be considered when reviewing market data and forming conclusions about the trade area as it impacts the subject property.

Figures provided by Experian Marketing Solutions, Inc., indicate that the number of households is increasing at a faster rate than the growth of the population. Several changes in the way households are being formed have caused this acceleration, specifically:

- The population is living longer on average. This results in an increase of single- and two-person households;
- Higher divorce rates have resulted in an increase in single-person households; and
- Many individuals have postponed marriage, also resulting in more single-person households.

According to Experian Marketing Solutions, Inc., the Primary Trade Area grew at a compound annual rate of 0.68 percent between 2010 and 2023. Consistent with national trends the trade area is experiencing household changes at a rate that varies from population changes. That pace is expected to decline through 2028, and is estimated at -0.04 percent.

Correspondingly, a greater number of smaller households with fewer children generally indicates more disposable income. In 2010, there were 2.43 persons per household in the Primary Trade Area and by 2023, this number is estimated to have decreased to 2.37 persons. Through 2028, the average number of persons per household is forecasted to decline to 2.36 persons.

AVERAGE HOUSEHOLD INCOME

A significant statistic driving the success of an apartment market is the income potential of the area's population. Income levels, either on a per capita, per family or household basis, indicate the economic level of the residents of the market area and form an important component of this total analysis.

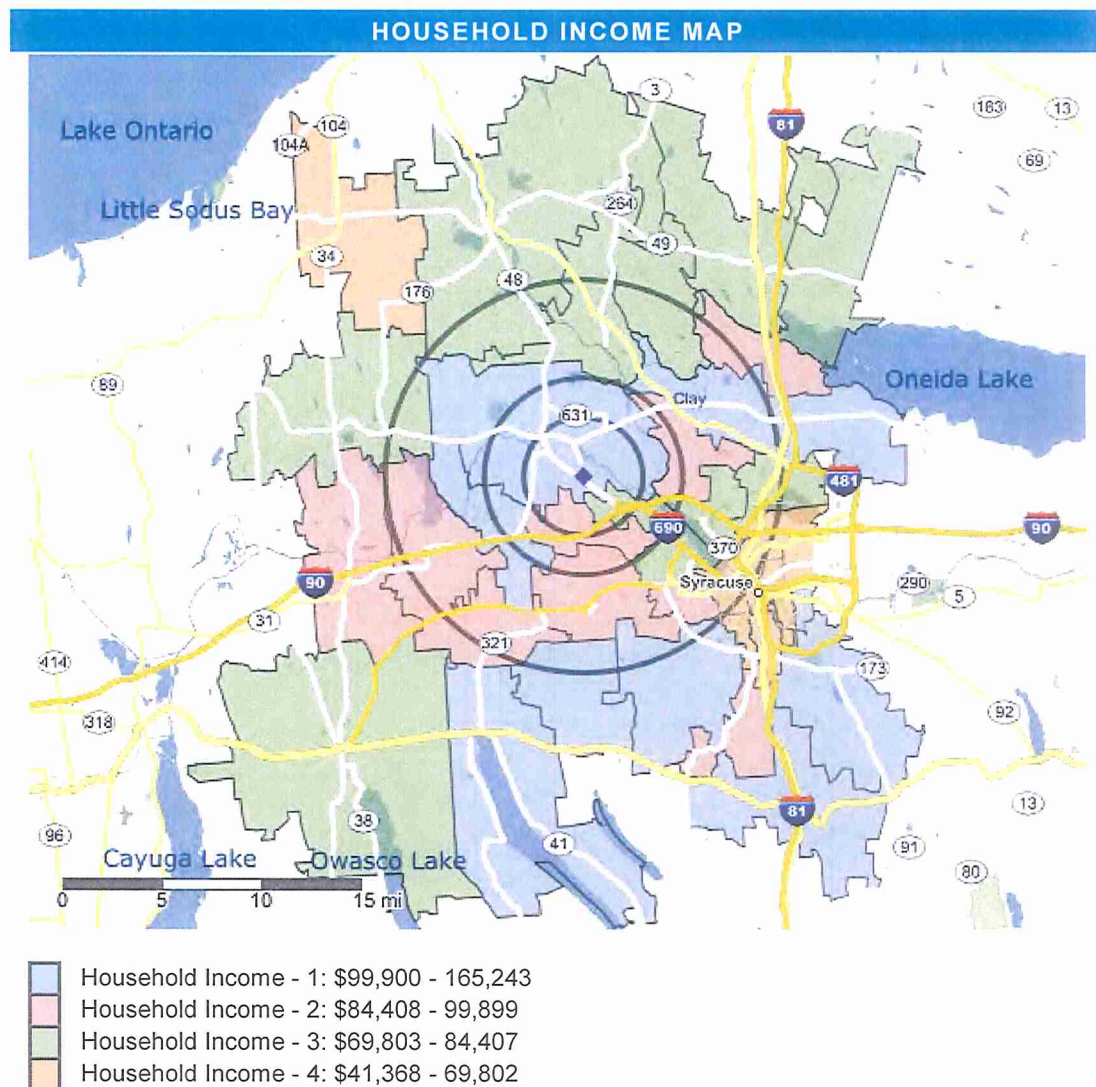
Trade area income figures for the subject support the profile of a broad middle- to upper-income market. According to Experian Marketing Solutions, Inc., average household income within the primary trade area in 2023 was approximately \$101,755, 112.58 percent of the county average (\$90,359) and 116.44 percent of the CBSA average (\$87,367).

Further analysis shows a relatively broad-based distribution of income. This information is summarized as follows:

DISTRIBUTION OF HOUSEHOLD INCOME						
Category	3.0-mile Radius	5.0-mile Radius	10.0-mile Radius	County Onondaga	Syracuse CBSA	New York State
\$500,000+	1.12%	1.57%	1.07%	1.50%	1.32%	2.80%
\$200,000 to \$499,999	5.22%	6.36%	4.02%	5.10%	4.63%	9.08%
\$150,000 to \$199,999	7.72%	8.47%	6.48%	6.63%	6.23%	8.40%
\$100,000 to \$149,999	17.33%	19.01%	17.41%	16.36%	16.15%	16.05%
\$75,000 to \$99,999	13.29%	14.44%	14.30%	12.83%	13.10%	11.99%
\$50,000 to \$74,999	18.27%	18.90%	19.91%	18.09%	18.42%	15.17%
\$35,000 to \$49,999	11.56%	10.40%	11.80%	11.41%	11.75%	10.08%
\$25,000 to \$34,999	7.39%	6.46%	8.05%	8.02%	8.16%	7.32%
\$15,000 to \$24,999	7.91%	6.35%	8.20%	8.42%	8.97%	7.79%
Under \$15,000	10.19%	8.04%	8.75%	11.63%	11.25%	11.32%
Median Income	\$67,685	\$74,794	\$65,910	\$63,942	\$62,617	\$72,000

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The following is a graphic presentation of the household income distribution throughout the trade area that clearly shows the area surrounding the subject to be characterized by middle- to upper-income households.



HOUSING OCCUPANCY

As illustrated on the Demographic Summary Table presented earlier, there are 9,445 occupied housing units in the subject's three-mile radius, 20,811 occupied housing units in the primary trade area (5.0-mile), and 93,295 in the total ten-mile trade area.

The depth of the rental housing market can be measured by these demographic statistics. The percentage of occupied housing units that are renter occupied is an indicator of demand within an area. Markets that have a high percentage of renter units are indicative of a more transient population. For reference, we note that the United States has 46.46 percent of its occupied housing stock occupied by renters, while the subject's CBSA and county have 32.38 and 35.25 percent of this same stock occupied by renters. This compares to the local statistics, which reflect renter occupied ratios of 31.50 percent, 27.39 percent and 30.97 percent in the 3.0-, 5.0- and 10.0-mile trade areas, respectively.

LOCAL AREA HOUSING

Baldwinsville is a well-established community within Onondaga County. Residential development comprises mostly older single-family detached and multi-family residences and apartment complexes within planned communities throughout the local area. Residential growth is mostly located in outlying areas of the community with greater land area available for development.

According to Experian Marketing Solutions, Inc., there are 21,769 housing units within a five-mile radius of the subject property. The median year built of the existing housing stock is 1983. The median home value within a five-mile radius of the subject property as of 2023 was \$194,933. There is a large proportion of owner-occupied housing, comprising about 73 percent of total occupied housing units within a five-mile radius of the subject. The following table reflects a housing summary including the total number of housing units, median housing value and median year built in the local area, as well as the Syracuse region and State of New York for comparative analysis.

HOUSING SUMMARY						
	3.0-mile Radius	5.0-mile Radius	10.0-mile Radius	Onondaga County	Syracuse CBSA	New York State
HOUSING STATISTICS						
2020 Estimated Housing Units	9,445	20,857	93,544	195,654	269,329	7,780,002
2023 Est. Median Housing Value	\$189,882	\$194,924	\$169,043	\$181,730	\$169,671	\$358,500
2023 Est. Median Year Built	1981	1983	1971	1966	1968	1961

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CONCLUSION

We analyzed the profile of the subject's region in order to make reasonable assumptions as to the continued performance of the property.

A regional and local overview was presented which highlighted important points about the study area. Demographic and economic data specific to the residential market were also presented. Demographic information relating to these sectors was presented and analyzed in order to determine patterns of change and growth as it impacts the subject property. The data quantifies the dimensions of the total trade area, while our comments provide qualitative insight into this market. A compilation of this data forms the basis for our projections and forecasts for the subject property. The following are our key conclusions.

The following are our key conclusions.

- Vacancy levels for the Syracuse Apartment market are up over last year and are expected to decrease from 3.6 percent next year to 3.3 percent in 2028. Reis forecasts that construction will trail absorption in the near future, and that rental rates should increase over the same period. In the subject's North/Airport submarket vacancy levels are expected to decrease to 2.9 percent by 2028, and rental rates are forecast to increase from \$1,106 per month in 2024 to \$1,225 per month during the same period.
- The subject property most directly competes with the other apartment complexes in the vicinity. These properties are generally well maintained and have moderate to high occupancy rates.
- As such we believe the property will serve a market encompassing a radius of 10.0-miles. Over the next five years, both the population and number of households in the subject's trade area are projected to remain fairly stable.
- The subject has very good accessibility via the regional Interstate network and local arterials that provide linkages throughout the Syracuse CBSA.
- Based on our analysis we concluded that the subject is well positioned within its market area and the prospect for net appreciation in real estate values is expected to be good.

MARION GARDENS TOWNHOMES | MULTIFAMILY MARKET STUDY

Baldwinsville (Town of Van Buren), Onondaga County, New York | July 2026

County and State analyses support the urgent need for continued multifamily construction. Onondaga County projects that more than 4,000 additional suburban rental units will be needed to accommodate Micron-related growth¹; the State projects that up to 19,200 additional homes may be needed across the region by 2028 to meet increasing housing demand, including 9,100 rentals.⁸ Marion Gardens' proposed 8 units (plus 10 approved, potential next-phase units) are a measured, near-term response.

2.5%¹ SUBURBAN MULTIFAMILY VACANCY - 2024	4,000+¹ ADDITIONAL SUBURBAN RENTALS NEEDED WITH MICRON	~50%⁸ PROJECTED REGIONAL RENTAL DEMAND MAY REQUIRE SUBSIDY OR INCENTIVES	100% OCCUPANCY OF 34 EXISTING MARION GARDENS UNITS
---	--	---	---

MARKET DEMAND FINDINGS

- Low vacancy confirms a constrained suburban rental market.

Suburban multifamily vacancy was 2.5% in early 2024, compared with the County's 5% balanced-market benchmark. A separate Census analysis links low vacancy with limited available supply; New York's statewide rental vacancy rate was 5.3% in 2025.^{1,2,3}

- Micron-related demand requires faster housing production.

Micron projects 50,000 New York jobs, including 9,000 direct positions. Meeting the minimum regional housing need through 2038 would require about 2,300 homes annually, more than twice the recent permitting rate.^{6,8}

- Rental demand has been rising for years.

Suburban Onondaga County added nearly 4,000 renter households during the 2010s, almost twice homeowner growth. The State's regional study projects up to 9,100 additional regional rental homes by 2028.^{1,8}

- Townhomes broaden the suburban housing mix.

County planning calls for more attached, higher-density housing. The State's feasibility analysis includes townhomes among formats suited to about 2,300 projected renter households, or 30% of analyzed 2028 demand. Marion Gardens provides this attached alternative with private entries, garages and outdoor space.^{1,8}

MARION GARDENS: DIRECT, PROVEN RESPONSE

34 EXISTING UNITS 100% OCCUPIED	8 UNITS PROPOSED FOR CONSTRUCTION	10 UNITS TARGETED FOR THE NEXT PHASE	52 TOTAL UNITS AT PLANNED BUILDOUT
--	--	---	---

Location and market fit. Marion Gardens is under a half mile from I-690, and the developer estimates a commute of 25 minutes to Micron. Its 2 and 3-bedroom attached homes give workers, couples and families a lower-maintenance alternative to detached housing while county rents and home prices are rising and the ownership market favors sellers.⁴

New York's 2026 regional fund responds to high borrowing costs, construction expenses and financing gaps.⁵ The State estimates that only 30% of projected 2028 rental demand is financially feasible under current conditions, with 20% borderline and 50% likely to require subsidy.⁸ The County similarly identifies funding gaps between development costs and market-supported rents, and has considered increasing O-CHIP support to \$15,000 per unit.^{1,7} Tax and other incentives can therefore advance suburban rental, attached-housing and Micron-readiness goals through further construction at Marion Gardens.

SOURCES: 1) Onondaga County HNA (June 2024), pp. 5-7; 2) U.S. Census, ACS Vacancy Report (May 2026); 3) U.S. Census/FRED, NY Rental Vacancy (2025); 4) Realtor.com, Onondaga County Market (June 2026); 5) ESD, Housing Central New York Fund (Feb. 2026); 6) Micron, New York Fab First Concrete (July 2026); 7) Onondaga County, 2026 State of the County; 8) ESD/HR&A, Central New York Housing Study, pp. 18-19, 25-27.

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

8/31/2026

Project:	Milton Corner, LLC	Project Number:	3101-26-05A
Location:	Geddes	School District:	Solvay
Tax Parcel(s):	007.-01-05.0; 007.-01-04.0; 007.-01-03.0; 007.-01-02.0; 007.-01-01.0	Project Type:	New Construction, Mixed Use
		Village:	Solvay

Total Project Cost:	\$	8,000,000		8. Total Jobs	8
Land Acquisition	\$	46,600		8A. Job Retention	0
Site Work/Demo	\$	1,918,200		8B: Job Creation	8
Building Construction & Renovation	\$	5,377,637		(Next 5 Years)	
Furniture & Fixtures	\$	10,000			
Equipment	\$	477,863			
Project Soft Cost	\$	169,700			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$2,323,479
Sales Tax Abatement	\$622,696
Mortgage Tax Abatement	\$48,000
Property Tax Relief (PILOT)	\$1,652,783
Community Investment	\$14,229,214
PILOT Payments	\$1,156,863
Project Salaries and Benefits Estimated (10 yrs)	\$1,992,649
Construction Benefit Estimate	\$3,079,703
Total Project Cost	\$8,000,000

Investment:Abatement Ratio 6.12 :1

Project Description

The applicant is proposing to construct an approximately 40,200 sq. ft. mixed-use residential building consisting of 33 apartment units and commercial space in the Village of Solvay. 10 units will be designated as workforce housing units.

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Milton Corner, LLC

A) PILOTS Estimate Table Worksheet

for 12 years

OCIDA estimate of current market value					\$	168,489
Projected investment					\$	5,377,637
OCIDA estimate of increase in value					\$	6,331,511
OCIDA estimated value after project is completed					\$	6,500,000
Taxes that would have been collected if the project did not occur					\$	72,830
Scheduled PILOT payments					\$	1,156,863

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 505	\$ 208	\$ 3,029	\$ 1,688	\$ 5,430.17	\$ 209,486	\$ 204,056
2	100%	\$ 516	\$ 212	\$ 3,090	\$ 1,722	\$ 5,538.77	\$ 213,676	\$ 208,137
3	100%	\$ 526	\$ 216	\$ 3,151	\$ 1,756	\$ 5,649.55	\$ 217,949	\$ 212,300
4	90%	\$ 2,552	\$ 1,048	\$ 15,294	\$ 8,523	\$ 27,417.11	\$ 222,308	\$ 194,891
5	80%	\$ 4,659	\$ 1,913	\$ 27,920	\$ 15,561	\$ 50,053.11	\$ 226,754	\$ 176,701
6	70%	\$ 6,849	\$ 2,813	\$ 41,046	\$ 22,876	\$ 73,583.59	\$ 231,289	\$ 157,706
7	60%	\$ 9,125	\$ 3,748	\$ 54,686	\$ 30,477	\$ 98,035.26	\$ 235,915	\$ 137,880
8	50%	\$ 11,489	\$ 4,719	\$ 68,854	\$ 38,374	\$ 123,435.57	\$ 240,634	\$ 117,198
9	40%	\$ 13,944	\$ 5,727	\$ 83,568	\$ 46,574	\$ 149,812.68	\$ 245,446	\$ 95,634
10	30%	\$ 16,493	\$ 6,774	\$ 98,842	\$ 55,087	\$ 177,195.50	\$ 250,355	\$ 73,160
11	20%	\$ 19,138	\$ 7,860	\$ 114,695	\$ 63,922	\$ 205,613.70	\$ 255,362	\$ 49,749
12	10%	\$ 21,882	\$ 8,987	\$ 131,141	\$ 73,088	\$ 235,097.76	\$ 260,470	\$ 25,372
TOTAL		\$ 107,676	\$ 44,223	\$ 645,316	\$ 359,648	\$ 1,156,863	\$ 2,809,645	\$ 1,652,783

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		0	0	0	4	4
Total Employment Goals	0	0	0	0	4	8

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: August 18, 2026

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

1. Applicant/Project Operator: Milton Corner, LLC

Applicant/Project Operator Address: 102 Newbury Hollow Lane, Syracuse, New York 13210

Phone: 315-476-9643 Fax: 315-476-9643 Call First

Website: _____ Email: czooffice@AJFsyacuse.com

Federal ID#: 88-3997586 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):

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

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

Name	% of ownership
<u>Giuseppe Zavaglia</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: - _____

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

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

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 or 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: Giuseppe Zavaglia _____ Title: Sole Member _____

Address: 102 Newbury Hollow Lane _____ Phone: 315-476-9643 _____

Cell Phone: 315-876-2033 _____ E-mail: czoffice@AJFsyacuse.com _____

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

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: John R. Brennan, Esq.

Firm Name: Byrne, Costello & Pickard, P.C.

Address: Tower I, Suite 600, 100 Madison Street, Syracuse, New York 13202-2721

Phone: 315-474-6448

Cell Phone: 315-263-4962

Email: jbrennan@bcplegal.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: 2243,2259, 2263, 2273,2281 Milton Ave

Legal Address (if different): _____

City: Solvay Town: Geddes Village: Solvay

Zip Code: 13209 School District: Solvay

Tax Map Parcel ID(s): 007.-01-05.0, 007.-01-04.0, 007.-01-03.0, 007.-01-02.0, 007.-01-01.0

Full Market Value: 168,449.00 Square Footage of Existing Building(s): -0- Land Only

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

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

- | | |
|---|--|
| ☐ Manufacturing | ☒ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☒ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ 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 5/18/2026

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

Village of Solvay

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	\$46,600.00
Site Work/Demo	\$1,918,200.00
Building Construction & Renovation	\$5,377,637.00
Furniture & Fixtures	\$10,000.00
Equipment	\$477,863.00
Project Soft Cost	\$169,700.00
Total Project Cost	\$8,000,000.00

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 | \$ 6,400,000.00 |
| 2. Equity | \$ 435,000.00 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ |
| 4. Taxable Bond Issuance (if applicable) | \$ |
| 5. Total Sources of Funds for Project Costs | \$ |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 1,165,000.00 |

-Identify each state and federal grant/credit:

Onondaga County Housing Initiative Program (O-Chip Program)	\$ 165,000.00
RESTORE NY Program	\$ 1,000,000.00
	\$

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:	50+
Estimate the average length of construction jobs to be created (months):	12-18 months
Current annual payroll including the benefit cost:	N/A
Average annual growth salary/wage rate (%)	2%

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

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
Manager/Retail	\$ 40,000	0	0	0	1	1
Retail Employees	\$ 35,000	0	0	0	3	3

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): \$48,000.00

☒ Sales and Use Tax Exemption (4% Local, 4% State): \$622,696.00

☐ 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): \$ \$6,400,000.00

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ \$48,000.00

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: \$ 7,783,700.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$ 622,696.00

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 Milton Corner, LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of August 18, 2026 (date).

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

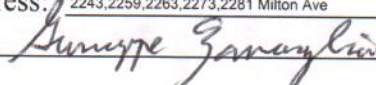
Applicant(s) Company: Milton Corner, LLC

Representative for Contract: Giuseppe Zavaglia

Address: 102 Newbury Hollow Lane City: Syracuse State: New York Zip: 13210

Phone: 315-476-9643 Email: gzavaglia@gmail.com

Project Address: 2243, 2259, 2263, 2273, 2281 Milton Ave City: Solvay State: New York Zip: 13209

Signature: 

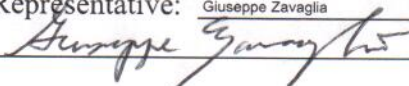
General Contractor: AJF Construction Company, LLC

Contact Person: Giuseppe Zavaglia

Address: 102 Newbury Hollow Lane City: Syracuse State: New York Zip: 13210

Phone: 315-476-9643 Email: czooffice@ajfsyracuse.com

Authorized Representative: Giuseppe Zavaglia Title: _____

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		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
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		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
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](#)).

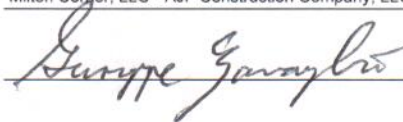
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

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

Name of Applicant(s) Company

Milton Corger, LLC - AJF Construction Company, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Giuseppe Zavaglia

Date: August 18, 2026

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

William J. Barlow Jr., Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Evan Carter, Assistant Secretary
Robert Schoeneck, 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

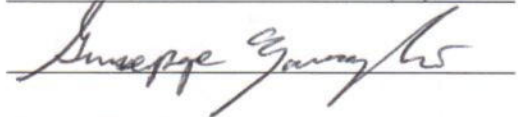
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

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

Name of Applicant(s) Company

Milton Corner, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Giuseppe Zavaglia

Date: August 18, 2026

Section XII: Representations, Certifications, and Indemnification

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

Giuseppe Zavaglia (Name of CEO or other authorized representative of Applicant(s) confirms and says that he/she is the sole member (title) of Milton Corner, 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:

Milton Corner, LLC

Signature of Officer or Authorized Representative:

Giuseppe Zavglio

Name & Title of Officer or Authorized Representative:

Giuseppe Zavglio

Date: 8/19/2026

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Giuseppe Zavglio, being first duly sworn, deposes and says:

1. That I am the Sole Member (Corporate Officer) of Milton Corner 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

Subscribed and affirmed to me under penalties of perjury this 19 day of Aug, 2026.

[Signature]
(Notary Public)

Giuseppe Zavglio
(Signature of Officer)

MATTHEW H. RUSHFORD
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01RU6382563
My Commission Expires Oct. 29, 2026

End of Application

Rev 2.15.23

Section II

D.) PROJECT NARRATIVE:

Currently there are five lots located on the corner of Milton Ave and Cogswell Ave which will be combined into one lot totaling 0.835 acres. The total square footage of the building being constructed will be approximately 40,200 with ample parking located behind the building for Tenants and customers. Roughly 30,150 square feet will be used for residential space and 8,633 square feet will be used for commercial space. We believe this is an ideal location for this type of building for a variety of reasons. This new mix-used building will revitalize the area that will serve Tenants a competitive power supplier like Solvay Electric. The convenient location is minutes away from downtown and close to the Fairgrounds and Lakeview Amphitheater. The four lots are owned by Milton Corner LLC/Giuseppe Zavaglia, and one lot is owned by Cosimo Zavaglia that will be sold to Milton Corner LLC.

E.) DESCRIPTION OF PROJECT:

The project that we are proposing is a four-story mix-use building that can accommodate up to six retail vendors on the first floor and thirty-three apartments on the second to fourth floors. Each floor will have 11 apartments; nine 1-bedroom apartments and two 2-bedroom apartments. There will be a total of six 2-bedroom apartments and twenty-seven 1-bedroom apartments. Out of the 33 apartments for this mix-use residential project, 10 of these units will be workforce housing. AJF Construction Company, LLC will be acting as general contractor for this project. Over the past 25 years, AJF Construction Company, LLC has undertaken a multitude of different projects from building new apartment complexes, to renovating vacant commercial buildings to building brand-new single-family houses all within Onondaga County. With the property located within the vicinity of Solvay Electric, the heat and hot water will be supplied by electricity as opposed to gas. The building will be fully sprinklered with a fire alarm system that will be actively monitored. We intend to install stainless steel appliances with granite countertops in every kitchen. The building will have surveillance cameras throughout, along with an intercom system and FOB access system. There will be commercial space on the 1st floor that can accommodate six commercial Tenants, or the commercial spaces can be combined should a Tenant desire more space.

Section III

As a mixed-use development, this building will feature first-floor commercial spaces designed for office, retail, or food-service tenants. The arrival of these future businesses will stimulate the **Solvay economy** by creating new managerial and retail positions. As a start, there will be 8 jobs that would be produced with the possibility of it increasing once the retail spaces are fully occupied. Additionally, AJF Construction Company, LLC will oversee property management, generating immediate employment opportunities for leasing agents, custodial staff, and local contractors specializing in interior cleaning, landscaping, and snow removal.

Section VII

1. Why the Agency's Financial Assistance Is Necessary

- Solvay and nearby Syracuse contain pockets of lower household income, elevated poverty, and aging housing stock that have limited private investment in new residential development.
- Current construction costs, prevailing wage requirements, financing costs, and retail build-out expenses create a gap between achievable project revenues and required returns. Although the project is primarily market-rate, reserving approximately 10 of the units as affordable housing reduces projected revenue and increases the need for public support.
- Agency assistance through tax abatements, low-cost financing, or other incentives will reduce development costs, improve project feasibility, and enable the inclusion of affordable housing while attracting private capital investment.

2. Impact if Benefits Are Not Provided

- The project may require higher rents, elimination of the affordable units, reduction in quality or scope, or potentially become financially infeasible.
- Retail spaces may remain vacant longer or require a narrower tenant mix that does not meet neighborhood needs.
- The community would lose anticipated construction jobs, long-term employment opportunities, and the economic benefits associated with redevelopment of the site.

3. How the Project Fulfills an Unmet Need

- Solvay and the greater Syracuse area continue to experience demand for modern rental housing and mixed-use redevelopment near existing services and employment centers.
- The project will provide 33 new apartments, including approximately 10 affordable units targeted to income-qualified households, increasing housing choice for residents with varying income levels.
- Six ground-floor retail spaces and ongoing property operations will support local businesses, expand neighborhood services, and create permanent employment opportunities.

4. Market Study Summary

Assumptions and Supporting Factors

- Demand drivers: Onondaga County has experienced sustained rental demand, limited new housing supply, and increased pressure on housing affordability.
- Absorption estimate: A 33-unit mixed-use development in Solvay is expected to stabilize within approximately 6-12 months based on comparable projects in the Syracuse market.
- Pricing: The mix of market-rate units and affordable units broadens the potential tenant base and supports long-term occupancy.

5. Alignment with Plan Onondaga

The project advances several Plan Onondaga objectives by:

- Increasing housing choice and supporting neighborhood reinvestment.
- Encouraging walkable, mixed-use development patterns.
- Supporting local economic development and neighborhood vitality through new retail opportunities.
- Promoting redevelopment within an established community served by existing infrastructure.

6. Is the Project Infill Development in a Populated Area?

Yes. The project is located within the Village of Solvay, an established community adjacent to Syracuse and surrounded by existing residential neighborhoods, commercial corridors, and public infrastructure. Redevelopment of the site represents infill development that promotes efficient land use and reduces pressure for outward growth.

7. Additional Infrastructure Required

Existing public infrastructure generally serves the site.

Potential improvements may include:

- Utility upgrades based on final load requirements.
- Stormwater management improvements required by applicable regulations.
- Sidewalk, ADA accessibility, and streetscape enhancements.
- Potential parking or traffic-related improvements depending on final design and tenant mix.

8. Is the Project Part of a Larger Mixed-Use Development?

Yes. The project consists of 33 residential apartments above six ground-floor retail spaces, creating a mixed-use environment that supports neighborhood services, walkability, and economic activity.

Project Justification Memorandum

Solvay Mixed-Use Development (33 Residential Units and 6 Retail Spaces)

Purpose

This memorandum supports the request for Agency financial assistance, including potential tax abatements, low-cost financing, and other incentives, for the development of a mixed-use project consisting of 33 apartments and six street-level retail spaces in the Village of Solvay.

Financial Need for Agency Support

Current construction costs, prevailing wage requirements, financing costs, and tenant improvement expenses have significantly increased development costs. While the project is expected to include predominantly market-rate housing, approximately 10 of the residential units will be reserved as affordable housing, reducing overall revenue potential.

Agency assistance will:

- Improve debt service coverage and overall project feasibility;
- Reduce the amount of required private equity;
- Help offset increased construction and financing costs; and
- Support inclusion of affordable units within the development.

Consequences if Assistance Is Not Provided

Absent Agency assistance, the project may experience:

- Elimination of the affordable housing component;
- Increased rents necessary to achieve required returns;
- Reduction in project scope or amenities; or
- Delay or cancellation of the development.

As a result, the Village would lose the economic and community benefits associated with redevelopment of the property.

Community Need and Economic Benefits

The project addresses continuing demand for new housing options within Solvay and the greater Syracuse market. The development will provide:

- Thirty-three new residential units, including approximately ten affordable units;
- Six neighborhood retail spaces supporting local businesses;
- Construction employment and payroll during development; and
- Permanent jobs associated with retail tenants and property operations.

Market Support

Comparable developments in the Syracuse area demonstrate continued demand for newly constructed rental housing. Based on current market conditions, absorption of the residential units is expected within approximately six to twelve months following completion.

Alignment with Public Objectives

The project supports Plan Onondaga goals by:

- Encouraging reinvestment within an existing community;
- Increasing housing choice and affordability;
- Promoting walkable mixed-use development patterns;
- Supporting economic development and neighborhood revitalization; and
- Leveraging existing infrastructure rather than encouraging sprawl.

Conclusion

Agency assistance will facilitate redevelopment of an underutilized property, support private investment, create jobs, expand housing options, and generate long-term economic benefits for the Village of Solvay and surrounding community while incorporating an affordable housing component for income-qualified residents.



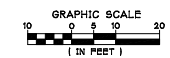
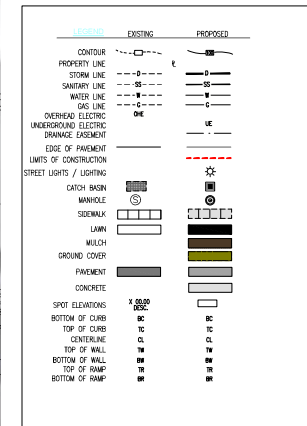
1 SITE PLAN
SCALE 1" = 10'



ZONING TABLE

TAX PARCEL 02-07-01-01; 07-01-02; 07-01-03; 07-01-04
VILLAGE OF SOLVAY, NEW YORK - ONONDAGA COUNTY

ZONING DATA	CURRENT	PROPOSED
ZONING	M - MILTON AVE.	M - MILTON AVE.
USE	VACANT COMMERCIAL	MULTI-USE
MIN. LOT AREA	2,000 S.F.	0.835 AC.
LOT WIDTH	MIN 75'	235.4'
MAX. LOT COVERAGE	MAX 50%	23%
MAX. IMPERVIOUS	MAX 50%	62%
SETBACK	10'	0-5'
FRONT YD.	10'	5'/80'
SIDE YD.	50' (ARBITRARY YES)	5'
REAR YD.		5'
UNITS	NOT LISTED	6 COM. 33 RESIDENTIAL
MAX. BLDG. HEIGHT	NOT LISTED	42'-52'
PARKING	1 PER DWELLING UNIT 1 PER 150 S.F. COMM. 108 TOTAL 5 ADA REQUIRED	48 ON-SITE 4 ADA 60 ON-STREET PARKING



DUNN & SGROMO ENGINEERS
8800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315) 449-4940 F: (315) 449-4941

MILTON AND COGSWELL REDEVELOPMENT

PART OF FARM LOT 138
TOWN OF GEDES/VILLAGE OF SOLVAY
ONONDAGA CO., N.Y.

NO. DATE REVISION BY

1 12.05.2025

DESIGNED BY: BDM/ACW
CHECKED BY: BDM
DATE: 12.05.2025

SITE PLAN

C-1



August 17, 2026

Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M
Syracuse, New York 13202

Dear OCIDA Board Members,

Armoured One, LLC respectfully requests an amendment to its OCIDA project application to revise the company's New York State employment projections through 2029. Specifically, we are requesting that the original projection of 71 retained full-time positions be replaced with a revised, sustainable employment target of 51 full-time New York employees by the end of 2029.

The business and economic conditions underlying that projection changed substantially following the application's submission in 2018. Our revised request is based on our current operating model, demonstrated recovery, and a responsible growth plan that we believe provides OCIDA with a more accurate and accountable measure of our future employment.

Armoured One was founded in Central New York with a mission to save lives and a vision of providing active-shooter protection in every school. We provide comprehensive school security assessments, active-shooter preparedness training, security glazing, and protective security film installation. Our work is focused primarily on K-12 schools, making the widespread school closures during the COVID-19 pandemic particularly disruptive to our business. Projects were delayed or canceled, access to school facilities was restricted, and our operations and staffing levels were significantly affected.

The pandemic also delayed the construction and completion of our OCIDA-supported facility project. Despite those challenges, we completed the sales and use tax abatement portion of the project last year. Through this investment, we transformed a previously abandoned building in East Syracuse into an attractive and functional corporate headquarters and advanced manufacturing facility. The property now includes climate-controlled production areas, an indoor Intertek-certified testing facility, and a dedicated crating workshop. This redevelopment represents a meaningful and lasting investment in the local community and provides the infrastructure needed to support our continued growth.

As we rebuilt following the pandemic, we also had to adjust our operating model. Demand for our life-safety products and services increasingly came from schools across the country. Because installation work must be performed at customer locations, operational efficiency required us to establish teams closer to the regions we serve. We therefore expanded our workforce into Virginia, Florida, and Texas while maintaining our headquarters, manufacturing operations, testing capabilities, and core administrative functions in New York.

Armoured One currently employs 80+ people across all operating locations, including New York. In 2025, our New York workforce increased from 31 full-time employees at the beginning of the year to 36 by year-end—approximately 16% growth. This demonstrates that our multistate expansion has not replaced our commitment to Central New York. Instead, it has strengthened the overall company, expanded our

Armoured One, LLC is committed to the mission of saving lives. Our goal is to deter, prevent, defend, and protect against Active Shooter or deadly aggressive behavior incidents with solutions that save lives through assessments, training, and protection.

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national customer base, and created a more stable foundation from which we can continue adding New York full time (FTE) positions.

- 2025 baseline: 31 full-time employees; 2025 year-end: 36 full-time employees (5+ FTE's)
- Year 2/2026: 2 FTE's
- Year 3/2027: 4 FTE's
- Year 4/2028: 4 FTE's
- End Year 2029: 5 FTE's

Total NY employed at end of 2029: 51 FTE's

This revised commitment represents the creation of 20 full-time New York jobs, or approximately 65% growth over our beginning 2025 workforce. We believe this is a meaningful and achievable commitment supported by our current business plan.

Although our path has changed since 2018, the public benefit of OCIDA's support remains strong. Armoured One has revitalized an abandoned East Syracuse property, invested in specialized manufacturing and testing capabilities, maintained its headquarters in Central New York, built a national business, and continued providing critical life-safety solutions to schools and communities.

We respectfully ask the Board to consider the extraordinary impact of the pandemic, the investments we have completed, and the progress we have made in rebuilding and positioning the company for sustainable growth. Approval of this amendment will allow us to align our employment commitment with a credible plan while continuing to create jobs and expand our operations in New York.

We appreciate OCIDA's continued partnership and respectfully request approval to amend our application accordingly. We would be pleased to provide any additional employment, financial, facility, or operational information the Board may require.

Thank you for your consideration.

Sincerely,

Lisa Henderson
Chief Operating Officer
Armoured One, LLC

Armoured One, LLC is committed to the mission of saving lives. Our goal is to deter, prevent, defend, and protect against Active Shooter or deadly aggressive behavior incidents with solutions that save lives through assessments, training, and protection.

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BARCLAY DAMON^{LLP}

Kevin R. McAuliffe
Partner

August 25, 2026

VIA ELECTRONIC MAIL
billybarlow@onondaga.gov

Mr. Billy Barlow Jr.
Executive Director
Onondaga County Industrial Development Agency
335 Montgomery, Floor 2M
Syracuse, New York 13202

Re: Cameron Hinsdale LLC – Amendment to Application

Dear Billy:

Our firm represents Cameron Hinsdale LLC for which OCIDA passed its Approving Resolution (3101-25-05A) on January 8, 2026. Since the date of that approval, the costs of construction have increased dramatically such that the applicant is requesting an increase in the amount of the sales tax exemption and the mortgage tax exemption. We are requesting that your Agency accept this letter as an amendment to the original application, authorize and conduct a public hearing and if acceptable to the Agency, resolve to provide the increased benefits sought.

We note that the final apartment count is now 186 units and correct for the record the square footage of the residential units. The original application identified the area as 155,000 square feet however, the anticipated square footage of the residential units is 231,964 square feet; the original square footage provided was a miscalculation.

We have attached hereto a spreadsheet with a new project budget. While the soft costs have decreased slightly, the site/demo and hard construction costs have increased \$14.8 Million. As a result, we are requesting an increase in the sales tax exemption from \$2.4 Million to \$2,572,399 and an increase in the mortgage tax exemption from \$375,000 to \$439,772. The applicant's commitment to offer at least 15% of the Project's residential units with rental rates limited to 80% of the household Area Median Income remains unchanged.

Barclay Damon Tower - 125 East Jefferson Street - Syracuse, New York 13202 barclaydamon.com
KMcAuliffe@barclaydamon.com Direct: (315) 425-2875 Fax: (315) 425-8593
Also Admitted in: North Carolina

Mr. Billy Barlow Jr.
Executive Director
Onondaga County Industrial Development Agency
August 25, 2026
Page 2

We are returning to the Planning Board for the Town of Camillus on September 28, 2026 for its review and approval of slight modifications to the site plan. We anticipate closing on the construction loan on or about November 1, 2026, and respectfully request that this request be initially considered at your September Agency meeting.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Kevin', is positioned above the printed name.

Kevin R. McAuliffe

KRM:ac
Attachment

cc: Nathaniel Stevens, Deputy Director, (with attachment)
Onondaga County Industrial Development Agency
(via electronic mail natestevens@onondaga.gov)

Cameron Hinsdale
Potential OCIDA Changes

	PILOT App	Updated #'s	Building Materials %	Subject to Sales Tax
Units	180	186		
Square Feet (resi)	155,000	231,964	76,964	12,827
Square Feet (Commercial)	50,000	30,600		
Land Acquisition	1,800,000	2,105,750		
Soft Costs	7,869,873	5,626,000		
Site / Demo	7,437,696	9,535,801	56%	5,340,049
Building Cost	35,101,343	47,883,821	56%	26,814,940
Total Cost	52,208,912	65,151,372		32,154,988
Implied Sales Tax	2,400,000	2,572,399		2,572,399
Potential Mortgage Tax (.0075 of Mortgage) Assumes 90% LTC	375,000	439,772		

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

12/10/2025

Project:	Cameron Hinsdale, LLC	Project Number:	3101-25-05-A
Location:	Camillus	School District:	West Genesee
		Project Type:	New Construction
Tax Parcel(s):	017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-048.1, 017.-04-05.0, 017.-04-06.0	Village:	N/A

Total Project Cost:	\$	52,208,912		8. Total Jobs	25
Land Acquisition	\$	1,800,000		8A. Job Retention	0
Site Work/Demo	\$	7,437,696		8B: Job Creation	25
Building Construction & Renovation	\$	35,101,343		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	-			
Project Soft Cost	\$	7,869,873			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$6,751,285
Sales Tax Abatement	\$2,400,000
Mortgage Tax Abatement	\$375,000
Property Tax Relief (PILOT)	\$3,976,285
Community Investment	\$73,092,438
PILOT Payments	\$4,478,651
Project Salaries and Benefits Estimated (10 yrs)	\$11,507,750
Construction Benefit Estimate	\$4,897,125
Total Project Cost	\$52,208,912

Investment:Abatement Ratio 10.83 :1

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Project Description

The applicant is proposing to construct a mixed-use residential building/s consisting of 50,000 sq. ft. of commercial space and 155,000 sq. ft. of multi-family residential units in the Town of Camillus.

Cameron Hinsdale, LLC

A) PILOTS Estimate Table Worksheet

for 15 years

OCIDA estimate of current market value					\$	1,146,000
Projected investment					\$	35,101,343
OCIDA estimate of increase in value					\$	17,338,000
OCIDA estimated value after project is completed					\$	18,484,000
Taxes that would have been collected if the project did not occur					\$	524,202
Scheduled PILOT payments					\$	4,478,651

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
		\$ 1,990.62	\$ 3,195.18	\$ 10,331.26		\$ 15,517.06		
1	100%	\$ 3,889	\$ 6,242	\$ 20,182	\$ -	\$ 30,312.25	\$ 488,911	\$ 458,598
2	100%	\$ 3,966	\$ 6,367	\$ 20,586	\$ -	\$ 30,918.50	\$ 498,689	\$ 467,770
3	100%	\$ 4,046	\$ 6,494	\$ 20,997	\$ -	\$ 31,536.87	\$ 508,663	\$ 477,126
4	90%	\$ 10,370	\$ 16,645	\$ 53,820	\$ -	\$ 80,834.44	\$ 518,836	\$ 438,001
5	80%	\$ 16,946	\$ 27,199	\$ 87,946	\$ -	\$ 132,091.30	\$ 529,213	\$ 397,121
6	70%	\$ 23,780	\$ 38,169	\$ 123,417	\$ -	\$ 185,366.09	\$ 539,797	\$ 354,431
7	60%	\$ 30,881	\$ 49,567	\$ 160,271	\$ -	\$ 240,719.05	\$ 550,593	\$ 309,874
8	50%	\$ 38,257	\$ 61,406	\$ 198,550	\$ -	\$ 298,211.98	\$ 561,605	\$ 263,393
9	40%	\$ 45,915	\$ 73,698	\$ 238,295	\$ -	\$ 357,908.33	\$ 572,837	\$ 214,928
10	30%	\$ 53,864	\$ 86,458	\$ 279,552	\$ -	\$ 419,873.26	\$ 584,294	\$ 164,420
11	25%	\$ 58,527	\$ 93,942	\$ 303,753	\$ -	\$ 456,222.17	\$ 595,979	\$ 139,757
12	20%	\$ 63,355	\$ 101,692	\$ 328,810	\$ -	\$ 493,857.09	\$ 607,899	\$ 114,042
13	15%	\$ 68,353	\$ 109,714	\$ 354,748	\$ -	\$ 532,814.92	\$ 620,057	\$ 87,242
14	10%	\$ 73,525	\$ 118,016	\$ 381,592	\$ -	\$ 573,133.51	\$ 632,458	\$ 59,325
15	5%	\$ 78,877	\$ 126,606	\$ 409,368	\$ -	\$ 614,851.73	\$ 645,107	\$ 30,256
TOTAL		\$ 574,550	\$ 922,216	\$ 2,981,886	\$ -	\$ 4,478,651	\$ 8,454,936	\$ 3,976,285

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals			10	10	5	
Total Employment Goals	0	0	10	20	25	25

CAMERON HINSDALE LLC PROJECT

APPROVING RESOLUTION (3101-25-05A)

At a regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) convened in public session on January 8, 2026, at 8:30 a.m. at 335 Montgomery Street, Floor 2M, Syracuse, New York, the following members were:

PRESENT: Randy Wolken
Cydney Johnson
Alan Marzullo
Garard Grannell
Mark Muthumbi

ABSENT: Leslie English
Elizabeth Dreyfuss

ALSO PRESENT: Robert M. Petrovich, Executive Director
Matthew Wells, Esq., Agency Counsel
Thomas Clifford, Esq., Agency Counsel

The following resolution was offered by Alan Marzullo, seconded by Garard Grannell, to wit:

RESOLUTION APPROVING A PROJECT AND AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR CAMERON HINSDALE LLC.

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

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in

the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Cameron Hinsdale LLC, a New York limited liability company (the “Company”), has submitted an application (the “Application”), on behalf of itself and entities formed or to be formed on its behalf, to the Agency, a copy of which is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0 and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to eighteen (18) apartment buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of four (4) to six (6) buildings ranging in size from approximately 3,500 sq. ft. to 20,000 sq. ft. located on the Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the “Facility”); and (3) the acquisition and installation therein and thereon of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), such Project Facility to be used by the Company for a mixed use residential project to include up to approximately 50,000 sq. ft. of commercial space and up to approximately 155,000 sq. ft. of multi-family residential space (+/- 180 units); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to the limitations imposed by the Act) (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Agency previously has adopted a Uniform Tax Exemption Policy (the “UTEP”); and

WHEREAS, the Company requested that the Agency enter into a payment in lieu of tax agreement (the “Proposed PILOT Agreement”) with respect to the Project Facility; and

WHEREAS, the Proposed PILOT Agreement deviates from the UTEP; and

WHEREAS, the members of the Agency adopted a resolution on December 11, 2025 (the “Public Hearing Resolution”) authorizing a public hearing with respect to the Project in compliance with the provisions of Section 859-a of the Act; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Executive Director of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on December 11, 2025 to the chief executive officers of the county and of each city, town, village and school district (collectively the “Affected Tax Jurisdictions”) in which the Project Facility is

located, (B) caused notice of the Public Hearing to be published on December 14, 2025 in The Post-Standard, a newspaper of general circulation available to the residents of the Town of Camillus, Onondaga County, New York, (C) conducted the Public Hearing on December 31, 2025 at 2:00 p.m., local time at the Town of Camillus Town Hall (Court Board Room) located at 4600 Genesee Street, Syracuse, New York 13219, and (D) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, on September 11, 2025, the Agency adopted a resolution formalizing its intent to act as Lead Agency for the purpose of conducting a coordinated review of the Project in compliance with SEQRA; and distributed written notice of its intent to act as lead agency along with copies of Part 1 of the EAF and a complete set of Project related materials to all identified involved and interested agencies; and

WHEREAS, on September 16, 2025, the Agency received a response from the New York State Office of Parks, Recreation and Historic Preservation indicating the Project will not impact archaeological or historic resources listed in or eligible for the New York State and National Register of Historic Places, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the New York State Department of Transportation indicating support for the Agency’s role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the Onondaga County Department of Transportation indicating support for the Agency’s role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on October 16, 2025, the Agency received a response from New York State Department of Environmental Conservation confirming it has no objection to the Agency serving as lead agency for the SEQRA review and offering substantive comments on the Project and potentially applicable NYSDEC permits and/or approvals; and

WHEREAS, none of the involved agencies objected to the Agency’s designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, on October 23, 2025, the Agency declared itself Lead Agency for the purpose of conducting a coordinated review of the Project in compliance with SEQRA; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Project has been subject to an environmental review resulting in the issuance of a negative declaration and adopted by the Agency by resolution on November 13, 2025; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Onondaga County, New York and (B) completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State to another area in the State and will not result in the abandonment of one or more plants or facilities of an occupant of the Project Facility located in the State; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Onondaga County, New York by undertaking the Project in Onondaga County, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain underlying lease agreement (and a memorandum thereof) (the "Underlying Lease") by and between the Company and the Agency pursuant to which the Company will lease to the Agency the Land and all improvements now or hereafter located on the Land; (B) a certain lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Company and the Agency pursuant to which the Company will agree to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (C) a payment in lieu of tax agreement (the "PILOT Agreement") by and among the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (D) a project agreement (the "Project Agreement") by and among the Agency and the Company that complies with the requirements of Section 859-a(6) of the Act; (E) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (F) if the Company intends to finance the Project with borrowed money, one or more mortgages, assignments of leases and rents and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance (collectively, the "Mortgage"), as may be reasonably required by a lender or lenders yet to be determined (collectively, the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan or loans from the Lender to the Company with respect to the financing, refinancing or permanent financing of the costs of acquiring, constructing, installing and equipping of the Project Facility; and (G) various certificates relating to the Project (the "Closing Documents"); and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement, the Company will execute and deliver to the Agency one or more bills of sale to the Agency from the Company to the Agency pursuant to which the Company will sell to the Agency the Equipment; and

WHEREAS, the Agency will file with the assessor and mail to the chief executive officers of each “affected tax jurisdiction” (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form RP-412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (a “Real Property Tax Exemption Form”) relating to the Project; and

WHEREAS, simultaneously with the execution and delivery of the Agency Documents, the Agency will file with the State Department of Taxation and Finance the Thirty-Day Sales Tax Report and provide a copy of the Thirty-Day Sales Tax Report to the Operating Company; and

WHEREAS, for purposes of exemption from the State sales and use taxation as part of the Financial Assistance requested, “sales and use taxation” shall mean sales and compensating use taxes and fees imposed by article twenty-eight or twenty-eight-A of the State tax law but excluding such taxes imposed in a city by section eleven hundred seven or eleven hundred eight of such article twenty-eight; and

WHEREAS, pursuant to the Act, the Agency desires to adopt a resolution approving the Project and the grant by the Agency of the Financial Assistance to the Company with respect to the Project.

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

Section 1. The Agency, based upon the representations made by the Company to the Agency in the Application, hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constitutes a “project,” as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of Onondaga County, New York;

(D) It is estimated at the present time that the costs of the planning, development, renovation, construction and installation of the Project Facility (collectively, the “Project Costs”) will be approximately \$52,208,912.00;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State to another area of the State or in the abandonment of a facility of any proposed occupant of the Project Facility located in the State; and

(F) (1) The Project Facility does not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the

Project, and accordingly the Project is not prohibited by the provisions of Section 862(2)(a) of the Act, and (2) accordingly the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act;

(G) The acquisition, construction and equipping of the Project Facility and the leasing of the Project Facility to the Company is reasonably necessary to induce the Company to establish, maintain and/or expand business operations in the State;

(H) Based upon representations of the Company and counsel to the Company, the Project Facility conforms with the local zoning laws and planning regulations of Onondaga County and all regional and local land use plans for the area in which the Project Facility is located;

(I) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Onondaga County, New York and the State and improve their standard of living, and thereby serve the public purposes of the Act;

(J) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;

(K) The Project should receive the Financial Assistance in the form of exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to statutory limitations) based on the description of expected public benefits to occur as a result of this Project, as described in the Application, and failure by the Company to meet the expected public benefits will result in a recapture event, as described in the Lease Agreement and Project Agreement;

(L) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

(M) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide the Financial Assistance for the Project as described herein;

(N) The Agency, based upon its review of the following factors, finds and determines that it is desirable and in the public interest of the Agency to deviate from the UTEP and to approve the execution and delivery of the PILOT Agreement with the terms specified in Exhibit A:

- **The nature of the proposed Facility** – The Facility will fill a demand for affordable housing identified as a critical need in the Plan Onondaga and the Housing Onondaga June 2024 report, particularly in light of the expected influx of workers for Micron Technology’s planned semiconductor plant in Clay. More specifically, the inclusion of rental housing option will help meet the needs of young professionals, retirees, and small households, groups that are growing in number and underserved by current housing stock. Further, the integration of residential and commercial uses will contribute to the diversification of land use, improve access to services, and support economic vitality in the area.

- **The nature of the Facility before the project begins** – The Facility has been underutilized and includes vacant land and residential structures in disrepair.
- **The economic condition of the area at the time of the application** – The Facility is currently underutilized and is located directly across from Township 5, defined as an Emerging Center in Plan Onondaga.
- **The extent to which the Project will create or retain permanent, private sector jobs** – The Project will create approximately 25 FTE jobs once fully complete and operational.
- **The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity** – The Project is positioned to complement existing commercial and residential infrastructure while addressing critical gaps identified in the County’s comprehensive planning documents, particularly in light of other major economic developments such as the Micron Technologies project.
- **The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located** – Given that the residential structures located on the Facility have been in disrepair, and the Facility itself has been underutilized, private development will be a boost to the local taxing jurisdictions by providing for additional real property tax revenues through a higher assessed value. There is also a church located on the Property which is tax-exempt.

(O) The Agency has prepared a written cost-benefit analysis identifying the extent to which the Project will create or retain permanent, private sector jobs, the estimated value of any tax exemption provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the Project in a timely fashion, and the extent to which the Project will provide additional sources of revenue for municipalities and school districts, and any other public benefits that might occur as a result of the Project; and

(P) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions of the Act.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) proceed with the Project; (B) acquire and/or retain a leasehold interest in the Land and all improvements now or hereafter located on the Land from the Company pursuant to the Underlying Lease and acquire the Equipment pursuant a bill of sale from the Company; (C) lease the Project Facility to the Company pursuant to the Lease Agreement; (D) acquire, construct and equip the Project Facility, or cause the Project Facility to be acquired, constructed and equipped, as provided in the Lease Agreement; (E) secure any loan the proceeds of which will be used to acquire, construct and equip the Project Facility by granting a mortgage lien on the Agency’s interest in the Project Facility and entering into one or more mortgages and/or assignments of leases and rents in favor of the Lender; and (F) grant to the Company Financial Assistance with respect to the Project.

Section 3. Notwithstanding anything herein to the contrary, the amount of State and local sales and use tax exemption benefit comprising the Financial Assistance approved herein shall not exceed **\$2,400,000 and shall last no longer than two years from the execution and delivery of the Agency Documents**. The Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 4. Notwithstanding anything herein to the contrary, the amount of mortgage recording tax exemption benefit comprising the Financial Assistance approved herein shall not exceed **\$375,000**.

Section 5. Notwithstanding anything herein to the contrary, the amount of real property tax abatement benefit comprising the Financial Assistance approved herein shall be approximately **\$3,976,285**, which such amount reflects the total estimated real property tax exemption for the Project Facility (which constitute those taxes that would have been paid if the Project Facility were on the tax rolls and not subject to the PILOT Agreement of approximately \$8,454,936, less the total payments in lieu of taxes of \$4,478,651 to be made by the Company to the affected tax jurisdictions with respect to the Project Facility during the term of the PILOT Agreement. The amount of estimated real property tax exemptions is estimated based on an assumed assessed value of the Project Facility and assumed future tax rates of the affected tax jurisdictions; therefore the real property tax abatement benefit is estimated because it is calculated using the estimated real property tax exemptions. The actual amount of real property tax abatement benefit is subject to change over the term of the PILOT Agreement depending on any changes to assessed value and/or tax rates of the affected tax jurisdictions. Exhibit A attached hereto reflects an annual breakdown of the payments in lieu of taxes to be made to the affected tax jurisdictions in each year during the term of the PILOT Agreement (“Total PILOT”), an estimated value of the real property tax (“Full Tax Payment without PILOT”), and an estimated value of the real property tax abatement benefits (“Net Exemptions”).

Section 6. The terms of the Proposed PILOT Agreement deviate from the Policy in that: the Agency will provide the Company with a 15-year PILOT Workforce Housing exemption for the Project, which is not consistent with the Agency’s UTEP for a Workforce Housing project where 15% of the Project’s units will include rent rates designated to an 80% household Area Median Income.

Section 7. The Agency is hereby authorized to acquire, construct and equip the Project Facility as described in the Agency Documents, to appoint the Company as agent of the Agency to undertake such acquisition, construction and equipping of the Project Facility as described in the Agency Documents, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and equipping are hereby ratified, confirmed and approved.

Section 8. The Chairperson (or Vice Chairperson) and the Executive Director of the Agency, with the assistance of Agency Counsel, are authorized to negotiate and approve the form and substance of the Agency Documents.

Section 9. (A) The Chairperson (or Vice Chairperson) and the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairperson (or Vice Chairperson) and the Executive Director shall approve, the execution thereof by the Chairperson (or Vice Chairperson) and the Executive Director to constitute conclusive evidence of such approval.

(B) The Chairperson (or Vice Chairperson) and the Executive Director of the Agency are hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 10. The Agency shall maintain records of the amount of State and local sales and use tax exemption benefits provided to the Project and each agent or Project operator and shall make such records available to the State Commissioner of Taxation and Finance (the "Commissioner") upon request. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause their agents and/or operators to make, all records and information regarding State and local sales and use tax exemption benefits available to the Agency upon request. The provisions of Section 875 of the Act are hereby incorporated herein as if set forth herein and the Agency agrees that it shall comply with the requirements of such Section 875 of the Act.

Section 11. The Agency hereby delegates to the Company, as agents of the Agency, the authority to designate (following the execution and delivery of the Agency Documents), agents and sub-agents of the Agency (each, a "Sub-Agent") for purposes of utilizing the Agency sales and use tax exemption with respect to the acquisition, construction and equipping of the Project Facility; provided that any such sub-agency designation shall become effective only upon submission to the Agency within fifteen (15) days of such agency and sub-agency designation: (1) an executed subagent appointment agreement (in a form approved by the Agency) and (2) a completed Form ST-60 of the New York State Department of Taxation and Finance (IDA Appointment of Project Sublessee or Agent for Sales Tax Purposes). Such agents and sub-agents may include contractors and subcontractors involved in the acquisition, construction and installation of the Project Facility.

Section 12. The terms and conditions of subdivision 3 of Section 875 of the Act are herein incorporated by reference and the Company and/or any Sub-Agent shall agree to such terms as a condition precedent to receiving or benefiting from an exemption from State and local sales and use tax exemptions benefits.

Section 13. As a condition precedent to the granting of the Financial Assistance, the Company agrees to execute an agreement with the Agency setting forth the preliminary undertakings of the Agency and the Company with respect to the Project. The form and substance of the proposed agreement, a form of which was available to the members of the Agency (the "Agreement") are hereby approved. The Chairperson (or Vice Chairperson) and the Executive

Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, in substantially the same form as presented at this meeting with changes in terms and form as shall be consistent with this Resolution and as the Executive Director or (Vice) Chairperson shall approve. The execution thereof by the Executive Director or (Vice) Chairperson shall constitute conclusive evidence of such approval.

Section 14. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 15. This Resolution shall take effect immediately upon adoption.

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

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Randy Wolken	X		
Elizabeth Dreyfuss			X
Leslie English			X
Cydney Johnson	X		
Garard Grannell	X		
Mark Muthumbi	X		
Alan Marzullo	X		

The Resolution was thereupon declared duly adopted.

EXHIBIT A

PILOT Schedule

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
		\$ 1,990.62	\$ 3,195.18	\$ 10,331.26		\$ 15,517.06		
1	100%	\$ 3,889	\$ 6,242	\$ 20,182	\$ -	\$ 30,312.25	\$ 488,911	\$ 458,598
2	100%	\$ 3,966	\$ 6,367	\$ 20,586	\$ -	\$ 30,918.50	\$ 498,689	\$ 467,770
3	100%	\$ 4,046	\$ 6,494	\$ 20,997	\$ -	\$ 31,536.87	\$ 508,663	\$ 477,126
4	90%	\$ 10,370	\$ 16,645	\$ 53,820	\$ -	\$ 80,834.44	\$ 518,836	\$ 438,001
5	80%	\$ 16,946	\$ 27,199	\$ 87,946	\$ -	\$ 132,091.30	\$ 529,213	\$ 397,121
6	70%	\$ 23,780	\$ 38,169	\$ 123,417	\$ -	\$ 185,366.09	\$ 539,797	\$ 354,431
7	60%	\$ 30,881	\$ 49,567	\$ 160,271	\$ -	\$ 240,719.05	\$ 550,593	\$ 309,874
8	50%	\$ 38,257	\$ 61,406	\$ 198,550	\$ -	\$ 298,211.98	\$ 561,605	\$ 263,393
9	40%	\$ 45,915	\$ 73,698	\$ 238,295	\$ -	\$ 357,908.33	\$ 572,837	\$ 214,928
10	30%	\$ 53,864	\$ 86,458	\$ 279,552	\$ -	\$ 419,873.26	\$ 584,294	\$ 164,420
11	25%	\$ 58,527	\$ 93,942	\$ 303,753	\$ -	\$ 456,222.17	\$ 595,979	\$ 139,757
12	20%	\$ 63,355	\$ 101,692	\$ 328,810	\$ -	\$ 493,857.09	\$ 607,899	\$ 114,042
13	15%	\$ 68,353	\$ 109,714	\$ 354,748	\$ -	\$ 532,814.92	\$ 620,057	\$ 87,242
14	10%	\$ 73,525	\$ 118,016	\$ 381,592	\$ -	\$ 573,133.51	\$ 632,458	\$ 59,325
15	5%	\$ 78,877	\$ 126,606	\$ 409,368	\$ -	\$ 614,851.73	\$ 645,107	\$ 30,256
TOTAL		\$ 574,550	\$ 922,216	\$ 2,981,886	\$ -	\$ 4,478,651	\$ 8,454,936	\$ 3,976,285

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

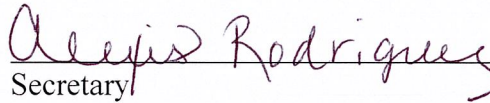
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on January 8, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of January, 2026.

(SEAL)


Secretary

PROFESSIONAL SERVICES
STATEMENT OF WORK NO. 2023-08
MELTZER SITE INITIAL ENVIRONMENTAL DUE DILIGENCE INVESTIGATIONS

Reference is made to the Master Services Agreement for Professional Services ("**Agreement**"), dated March 17, 2023, between the Onondaga County Industrial Development Agency (the "**Agency**") and Barton & Loguidice, DPC ("**Contractor**"). This document is the "Statement of Work" or "SOW" referred to in the Agreement and will be governed by the Agreement. All capitalized terms herein will have the same meaning as specified in the Agreement unless otherwise specified below.

In accordance with the Agreement, the parties hereby agree as follows:

- **BACKGROUND:**

Agency is considering purchase of three (3) parcels in the Town of Cicero fronting Brewerton Road (Route 11), collectively the "Meltzer Site" totaling 186 acres (see image below), for potential future development of supply chain companies in support of the Micron Facility. Agency has requested initial environmental due diligence services for the site to determine the presence and extent of wetland and stream resources across the site, completion of a field habitat assessment, and completion of a Phase 1 Environmental Site Assessment to inform OCIDA's decision to purchase the Meltzer Site.



- **PROJECT OBJECTIVES & SCOPE OF SERVICE:**

Under this Scope of Work, B&L (Contractor) proposes to assist Agency with the aforementioned initial environmental investigations necessary for determining if the Meltzer Site is suitable for commercial development beyond existing developed footprints and impervious surfaces. The proposed investigations and field findings will also be used to preliminarily determine if any portions of the Meltzer Site may provide space for and suitable conditions for wetland mitigation opportunities – either enhancement or creation of new wetlands.

Services will include, but are not necessarily limited to the following tasks and deliverables:

1. Field Wetland & Water Delineation and Habitat Assessment

- a. Wetland Field Work

- i. Two 2-person crews of Environmental Scientists to establish freshwater wetland boundaries; estimate eight (8) days in the field.
- ii. Complete the field delineation per Routine Method outlined in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and their *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region, Version 2.0* (2011); and NYSDEC's 1996 Delineation Manual.
- iii. Delineated boundaries of wetland or water resources that extend past the delineation limits will be terminated at the parcel boundaries.
- iv. Wetland boundary points will be recorded with a Skadi EOS handheld global positioning system (GPS) with better than sub-meter accuracy (data will be collected in State Plane NAD 83, NY Central, feet). Wetland flags will be hung in the field to denote the delineated wetland boundaries. A GIS shapefile and/or CAD file (in the above-mentioned coordinate system) of the delineated wetland boundaries will be provided after the field delineation for inclusion in future site design plans.

- b. Habitat Assessment

- i. Obtain species lists from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, New York Natural Heritage Program (NYNHP) (if needed), and the NYS Department of Environmental Conservation (NYSDEC) Nature Explorer website to confirm which state and/or federally listed species or critical habitats may occur within the vicinity of the Meltzer Site.
- ii. Field notes regarding existing vegetative species and cover types, and presence and quality of suitable habitats for listed species known to inhabit the surrounding area will be recorded by the wetland delineation field times during time on site for Task 1a.
- iii. The Habitat Assessment site visit will be completed concurrently with the on-site wetland delineation. No deliverable will be provided except the collected species records. Field information will be used for future site evaluations and impact assessments, as needed.

c. Wetland Delineation Report

- i. Produce a Wetland Delineation Report to document the locations and characteristics of the wetlands and waters observed within the Meltzer Site.
- ii. Summarize available mapped resources, provide cover type information, detail the wetland and water resources encountered and their characteristics.
- iii. Provide an electronic copy of the draft report for review prior to finalizing the document; one round of edits will be made. The final report will be provided electronically as a PDF. Hard copies may be produced for an additional fee, if needed.
- iv. Site figures, datasheets showing collected field data, and site photographs will be appended to the report.

2. Phase I Environmental Site Assessment

a. Records Review

- i. Review State and Federal lists of hazardous waste treatment, storage, and disposal facilities; aboveground and underground storage tanks; hazardous waste, chemical, and petroleum spills; obtained through environmental data research services. Local environmental records may be obtained via records review requests at municipal departments such as assessors, building, engineering, fire, and health departments.
- ii. Submit a Freedom of Information Law (FOIL) request to the State environmental agencies. It is assumed that identified records maintained by the State will be transmitted to Contractor in a digital format and an in-person file review is not required.
- iii. Identify past uses of the site and adjoining properties through a review of available fire insurance maps, topographic maps, street atlas maps, aerial photographs, and/or street directories. Obtain an ASTM 1527-21 compliant environmental lien search report for each of the three (3) parcels from a professional title firm; lien search report to date back to 1980.
- iv. This assumes three (3) parcels totaling 186 acres.

b. Site Reconnaissance

- i. Conduct a site reconnaissance to observe potential environmental concerns and for visual indications that may suggest hazardous substances or petroleum products (as defined by ASTM) have been released into the ground, groundwater, or surface water. The property, peripheries of the property, and structures on the property will be visually examined during site reconnaissance. In addition to the undeveloped area of the site, one 40,000 SF pre-engineered metal building and two small guard sheds are within the study area.
- ii. It is assumed Contractor will be provided with full access to the site and site buildings to conduct the reconnaissance, and that property survey maps, legal descriptions of the properties, and site/building plans (if available) will be provided for our use.

- c. Interviews
 - i. Conduct in-person and/or telephone interviews with current property owners and/or occupants, as well as former property owners, operators, lessees, occupants and other individuals familiar with the site as necessary to obtain information pertaining to environmental issues and to request available documentation needed to complete the Phase I ESA. We will also conduct interviews with various state and local agencies as necessary to further identify issues of potential environmental concern at the site.
 - d. Report
 - i. Prepare a Draft report detailing the findings and conclusions of the Phase I ESA for the Meltzer Site in accordance with ASTM Standard No. E1527-21. Report will include documentation supporting findings and conclusions, and include photographs taken during the site reconnaissance. List identified recognized environmental conditions from the Phase I ESA (if any), with recommended additional investigations. The credentials of key personnel involved in completing the Phase I ESA also will be included in the report.
 - ii. Furnish an electronic PDF version of the draft document. Revisions will be conducted and then a PDF final document will be issued.
3. Project Meetings and General Technical Support Services
- a. Representatives and technical experts from B&L's various Practice Areas (i.e., Environmental, Sustainable Planning & Design) will assist Agency with preparation and attendance at project progress and stakeholder meetings, as requested.
 - b. Attendance at the following meetings is anticipated; we will endeavor to limit staff to only those that will add value and insight to the meeting:
 - i. Agency/Contractor coordination meetings;
 - ii. Virtual/in-person progress and strategy meetings; and,
 - iii. Deliverables review meetings.

• **PROJECT DELIVERABLES:**

Task No.	Deliverables Description
1.b.	Listed Species Records from State and Federal Databases
1.c.	Wetland Delineation Report
2.d.	Draft and Final Phase I ESA
3.b.	Meeting Agendas and Notes (when applicable)

- **PROJECT STAFFING (OPTIONAL):**

<i>NAME</i>	<i>TITLE</i>	<i>ROLE</i>	<i>RESPONSIBILITIES</i>
Ken Knutsen, P.E.	Sr. Vice President	Officer-in-Charge	Contract, client, staff management; invoicing; Task 3
Johanna E. Duffy, CWB, PWS Associate		Project Manager	Task 1; invoicing; Task 3
Greg V. Lesniak, P.G.	Sr. Managing Hydrogeologist	Phase 1 ESA Lead	Task 2

- **PROJECT MILESTONE DATES (IF APPLICABLE):**

The detailed milestone dates for completion of the applicable Services is set forth below:

Task	Milestone Description	Completion Duration/Date
1.c.	Wetland Delineation Report	3 Weeks after fieldwork completion
2.d.	Draft and Final Phase I ESA's	5 Weeks Needed

- **ACCEPTANCE:**

The Deliverables and the Services shall conform to the following standard(s): TBD

- **SERVICE FEE**

- **Service Fee**

Time & Expense in accordance with Contractor's 2026 Standard Billing Rate Schedule; "not to exceed" fee without supplemental authorization from Agency. Estimated fee for each Task is summarized below.

Task	Task Description	Estimated Fee
1.	Field Wetland & Water Delineation and Habitat Assessment	\$58,250
2.	Phase I Environmental Site Assessment	\$ 8,900
3.	Project Meetings and General Technical Support Services	\$ 4,000
Total Fee:		\$71,150

- **Expenses**

The Service Fees and costs specified herein represent all of the fees and costs associated with the Services under this SOW.

- **ADDITIONAL TERMS AND CONDITIONS: None**

THE PARTIES have duly executed this Statement of Work this _ day of _____, 2026.

CONTRACTOR:

AGENCY:

BARTON & LOGUIDICE, D.P.C.

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Signature: 

Signature: _____

Print Name: Kenneth M. Knutsen _____

Print Name: _____

Title: Senior Vice President _____

Title: _____

Date: 9/2/26 _____

Date: _____