

Cameron Hinsdale, LLC
Public Hearing
September 28, 2026

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Monday, September 28, 2026, at Camillus Municipal Building, 4600 West Genessee Street, Syracuse, New York 13219 was called to order at 3:30 PM by Public Hearing Officer Alexis Rodriguez.

Agency Attendees:

Alexis Rodriguez, Public Hearing Officer

Evan Carter, OCIDA Assistant Secretary

Public Attendees:

John Cheney, Cameron Group

Susan Morgan, Resident

John Fatcheric, Town of Camillus Supervisor

Anne Lavere, Resident

Amy McGrath, Resident

Richard Bruns, Resident

Heather Lamendola, Barclay Damon LLP

Thomas Valenti, Cameron Group LLC

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

Project: Cameron Hinsdale, LLC

Location: Camillus, NY

Tax Map # 017.-04-48.1; 017.-04-08.1; 017.-04-09.0; 017.-04-10.0; 017.-04-05.0; 017.-04-06.0

Cameron Hinsdale LLC, a New York limited liability company (the "Company"), has submitted an application (the "Original Application"), on behalf of itself and entities formed or to be formed on its behalf, to the Agency, a copy of which Original Application is on file at the office of the Agency, which Original Application requests that the Agency consider undertaking a project (the "Original 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 "Original 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 Original Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the "Original 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 "Original Equipment") (the Original Land,

the Original Facility and the Original Equipment being collectively referred to as the “Original Project Facility”), such Original 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 “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency authorized the Original Project, the granting of the Original Financial Assistance, to the Company and the execution and delivery of documentation with respect thereto, pursuant to a resolution of the Agency adopted on January 8, 2026.

The Company has requested, on behalf of itself and entities formed or to be formed on its behalf, that, due to increased construction costs and other necessary modifications to the Original Project as described in the Original Application, the Agency consider amendments to the Original Application (the Original Application as so amended, the “Amended Application”), a copy of which is on file at the office of the Agency, that contemplates additional financial assistance to the Company in the form of increased exemptions to certain sales and use taxes and mortgage recording taxes (the “Additional Financial Assistance” and together with the Original Financial Assistance, the “Financial Assistance”), as more specifically set forth in the Amended Application, and modifications to the Original Project, such that the project shall now be as follows (the “Project”): (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 30,600 sq. ft. of commercial space and up to approximately 231,964 sq. ft. of multi-family residential space (+/- 186 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.

The Company will be the initial owner and/or operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project (as to those changes from the Original Project) or the granting of the Additional Financial Assistance.

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

Alexis Rodriguez asked if there was anyone who would like to make comments about the proposed project. The following comments were made:

Anne Lavere, Resident

"Now they're asking for more assistance, still?"

A. Rodriguez noted that while the public hearing is open, she can't answer any questions, but is more than happy to talk about the project after the public hearing is closed. The public hearing is just to hear any comments from the public regarding the project.

Anne Lavere: "I guess my comment is if they're asking for more exemption, I'm not really happy about a new build or construction in the area. I don't think it's suitable for what we have for the roads and our taxes."

Amy McGrath, Resident

"My concern is the traffic and the amount of cars. It's already a very difficult in that area, and I don't know what if anything is the plan for just increase in buildings and people coming through that area. That is one of my big concerns, as well as the cost to us taxpayers. Now you have handed out another sheet too, and on the back page of it, it says potential changes, but I'm not clear as to what these numbers mean; are those dollar signs, or what are they – acreage? When it comes to land acquisition, the change in land acquisition jumps from 1,800,000 to 2,105,000, but you have not indicated on this what that means."

A. Rodriguez explained that she would be happy to discuss the project after the public hearing is closed.

Amy McGrath: "What does that mean, when is the hearing, is that September 28th that you've written here?"

A. Rodriguez stated that the hearing is right now. The hearing is to hear from anyone who would like to make a comment on the proposed financial assistance for the project.

Amy McGrath: "Well obviously the time is, we are being squeezed in many ways. The thought of expending more than one million to a company, or a corporation, or an LLC, that may be here today, gone tomorrow, is distasteful and a hardship."

Susan Morgan, Resident

"I agree with what's already been spoken. As you know with today's processes, has a traffic study been done? I don't know the answer to that."

A. Rodriguez noted the following:

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

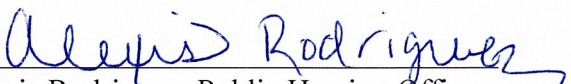
A copy of the Application including a cost/benefit analysis is available at the Agency's office and on the Agency's website for review.

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

Alexis Rodriguez closed the public hearing at 3:41 PM.

Dated: September 29, 2026

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Alexis Rodriguez, Public Hearing Officer