

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.

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 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: Giuseppe Zavaglia Title: Sole Member
Address: 102 Newbury Hollow Lane Phone: 315-476-9643
Cell Phone: 315-876-2033 E-mail: czooffice@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:

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

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.

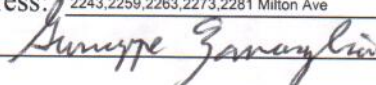
Applicant(s) Company: Milton Corner, LLC

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: 

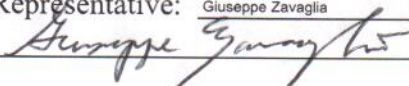
General Contractor: AJF Construction Company, LLC

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](#)).

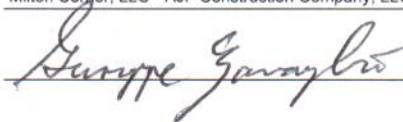
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

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

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.

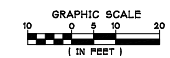
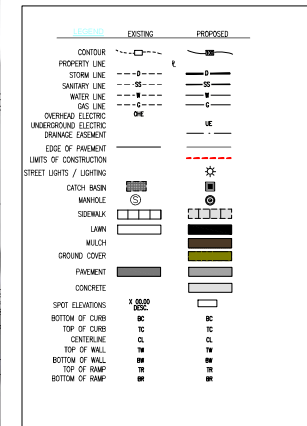


① SITE PLAN
SCALE: 1" = 10'

ZONING TABLE

TAX PARCEL ID: 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	7,000 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'-2'
FRONT YD.	10'	5'/80'
SIDE YD.	50' (ARBITRARY YES)	30'
REAR YD.		
UNITS	NOT LISTED	6 COM. 33 RESIDENTIAL
MAX. BLDG. HEIGHT	NOT LISTED	42'-50'
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



NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL RELEVANT AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVED AGENCIES HAVE REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION PURPOSES.

DUNN & SGROMO ENGINEERS
5800 HERITAGE LANDING DRIVE
EAST SYRACUSE, NEW YORK 13057
T: (315) 445-4940 F: (315) 445-4941

MILTON AND COGSWELL REDEVELOPMENT

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

SITE PLAN

NO. DATE REVISION BY

1 12.05.2025

2 12.05.2025

3 12.05.2025

4 12.05.2025

5 12.05.2025

6 12.05.2025

7 12.05.2025

8 12.05.2025

9 12.05.2025

10 12.05.2025

11 12.05.2025

12 12.05.2025

13 12.05.2025

14 12.05.2025

15 12.05.2025

16 12.05.2025

17 12.05.2025

18 12.05.2025

19 12.05.2025

20 12.05.2025

21 12.05.2025

22 12.05.2025

23 12.05.2025

24 12.05.2025

25 12.05.2025

26 12.05.2025

27 12.05.2025

28 12.05.2025

29 12.05.2025

30 12.05.2025

31 12.05.2025

32 12.05.2025

33 12.05.2025

34 12.05.2025

35 12.05.2025

36 12.05.2025

37 12.05.2025

38 12.05.2025

39 12.05.2025

40 12.05.2025

41 12.05.2025

42 12.05.2025

43 12.05.2025

44 12.05.2025

45 12.05.2025

46 12.05.2025

47 12.05.2025

48 12.05.2025

49 12.05.2025

50 12.05.2025

51 12.05.2025

52 12.05.2025

53 12.05.2025

54 12.05.2025

55 12.05.2025

56 12.05.2025

57 12.05.2025

58 12.05.2025

59 12.05.2025

60 12.05.2025

61 12.05.2025

62 12.05.2025

63 12.05.2025

64 12.05.2025

65 12.05.2025

66 12.05.2025

67 12.05.2025

68 12.05.2025

69 12.05.2025

70 12.05.2025

71 12.05.2025

72 12.05.2025

73 12.05.2025

74 12.05.2025

75 12.05.2025

76 12.05.2025

77 12.05.2025

78 12.05.2025

79 12.05.2025

80 12.05.2025

81 12.05.2025

82 12.05.2025

83 12.05.2025

84 12.05.2025

85 12.05.2025

86 12.05.2025

87 12.05.2025

88 12.05.2025

89 12.05.2025

90 12.05.2025

91 12.05.2025

92 12.05.2025

93 12.05.2025

94 12.05.2025

95 12.05.2025

96 12.05.2025

97 12.05.2025

98 12.05.2025

99 12.05.2025

100 12.05.2025

101 12.05.2025

102 12.05.2025

103 12.05.2025

104 12.05.2025

105 12.05.2025

106 12.05.2025

107 12.05.2025

108 12.05.2025

109 12.05.2025

110 12.05.2025

111 12.05.2025

112 12.05.2025

113 12.05.2025

114 12.05.2025

115 12.05.2025

116 12.05.2025

117 12.05.2025

118 12.05.2025

119 12.05.2025

120 12.05.2025

121 12.05.2025

122 12.05.2025

123 12.05.2025

124 12.05.2025

125 12.05.2025

126 12.05.2025

127 12.05.2025

128 12.05.2025

129 12.05.2025

130 12.05.2025

131 12.05.2025

132 12.05.2025

133 12.05.2025

134 12.05.2025

135 12.05.2025

136 12.05.2025

137 12.05.2025

138 12.05.2025

139 12.05.2025

140 12.05.2025

141 12.05.2025

142 12.05.2025

143 12.05.2025

144 12.05.2025

145 12.05.2025

146 12.05.2025

147 12.05.2025

148 12.05.2025

149 12.05.2025

150 12.05.2025

151 12.05.2025

152 12.05.2025

153 12.05.2025

154 12.05.2025

155 12.05.2025

156 12.05.2025

157 12.05.2025

158 12.05.2025

159 12.05.2025

160 12.05.2025

161 12.05.2025

162 12.05.2025

163 12.05.2025

164 12.05.2025

165 12.05.2025

166 12.05.2025

167 12.05.2025

168 12.05.2025

169 12.05.2025

170 12.05.2025

171 12.05.2025

172 12.05.2025

173 12.05.2025

174 12.05.2025

175 12.05.2025

176 12.05.2025

177 12.05.2025

178 12.05.2025

179 12.05.2025

180 12.05.2025

181 12.05.2025

182 12.05.2025

183 12.05.2025

184 12.05.2025

185 12.05.2025

186 12.05.2025

187 12.05.2025

188 12.05.2025

189 12.05.2025

190 12.05.2025

191 12.05.2025

192 12.05.2025

193 12.05.2025

194 12.05.2025

195 12.05.2025

196 12.05.2025

197 12.05.2025

198 12.05.2025

199 12.05.2025

200 12.05.2025

201 12.05.2025

202 12.05.2025

203 12.05.2025

204 12.05.2025

205 12.05.2025

206 12.05.2025

207 12.05.2025

208 12.05.2025

209 12.05.2025

210 12.05.2025

211 12.05.2025

212 12.05.2025

213 12.05.2025

214 12.05.2025

215 12.05.2025

216 12.05.2025

217 12.05.2025

218 12.05.2025

219 12.05.2025

220 12.05.2025

221 12.05.2025

222 12.05.2025

223 12.05.2025

224 12.05.2025

225 12.05.2025

226 12.05.2025

227 12.05.2025

228 12.05.2025

229 12.05.2025

230 12.05.2025

231 12.05.2025

232 12.05.2025

233 12.05.2025

234 12.05.2025

235 12.05.2025

236 12.05.2025

237 12.05.2025

238 12.05.2025

239 12.05.2025

240 12.05.2025

241 12.05.2025

242 12.05.2025

243 12.05.2025

244 12.05.2025

245 12.05.2025

246 12.05.2025

247 12.05.2025

248 12.05.2025

249 12.05.2025

250 12.05.2025

251 12.05.2025

252 12.05.2025

253 12.05.2025

254 12.05.2025

255 12.05.2025

256 12.05.2025

257 12.05.2025

258 12.05.2025

259 12.05.2025

260 12.05.2025

261 12.05.2025

262 12.05.2025

263 12.05.2025

264 12.05.2025

265 12.05.2025

266 12.05.2025

267 12.05.2025

268 12.05.2025

269 12.05.2025

270 12.05.2025

271 12.05.2025

272 12.05.2025

273 12.05.2025

274 12.05.2025

275 12.05.2025

276 12.05.2025

277 12.05.2025

278 12.05.2025

279 12.05.2025

280 12.05.2025

281 12.05.2025

282 12.05.2025

283 12.05.2025

284 12.05.2025

285 12.05.2025

286 12.05.2025

287 12.05.2025

288 12.05.2025

289 12.05.2025

290 12.05.2025

291 12.05.2025

292 12.05.2025

293 12.05.2025

294 12.05.2025

295 12.05.2025

296 12.05.2025

297 12.05.2025

298 12.05.2025

299 12.05.2025

300 12.05.2025

301 12.05.2025

302 12.05.2025

303 12.05.2025

304 12.05.2025

305 12.05.2025

306 12.05.2025

307 12.05.2025

308 12.05.2025

309 12.05.2025

310 12.05.2025

311 12.05.2025

312 12.05.2025

313 12.05.2025

314 12.05.2025

315 12.05.2025

316 12.05.2025

317 12.05.2025

318 12.05.2025

319 12.05.2025

320 12.05.2025

321 12.05.2025

322 12.05.2025

323 12.05.2025

324 12.05.2025

325 12.05.2025

326 12.05.2025

327 12.05.2025

328 12.05.2025

329 12.05.2025

330 12.05.2025

331 12.05.2025

332 12.05.2025

333 12.05.2025

334 12.05.2025

335 12.05.2025

336 12.05.2025

337 12.05.2025

338 12.05.2025

339 12.05.2025

340 12.05.2025

341 12.05.2025

342 12.05.2025

343 12.05.2025

344 12.05.2025

345 12.05.2025

346 12.05.2025

347 12.05.2025

348 12.05.2025

349 12.05.2025

350 12.05.2025

351 12.05.2025

352 12.05.2025

353 12.05.2025

354 12.05.2025

355 12.05.2025

356 12.05.2025

357 12.05.2025

358 12.05.2025

359 12.05.2025

360 12.05.2025

361 12.05.2025

362 12.05.2025

363 12.05.2025

364 12.05.2025

365 12.05.2025

366 12.05.2025

367 12.05.2025

368 12.05.2025

369 12.05.2025

370 12.05.2025

371 12.05.2025

372 12.05.2025

373 12.05.2025

374 12.05.2025

375 12.05.2025

376 12.05.2025

377 12.05.2025

378 12.05.2025

379 12.05.2025

380 12.05.2025

381 12.05.2025

382 12.05.2025

383 12.05.2025

384 12.05.2025

385 12.05.2025

386 12.05.2025

387 12.05.2025

388 12.05.2025

389 12.05.2025

390 12.05.2025

391 12.05.2025

392 12.05.2025

393 12.05.2025

394 12.05.2025

395 12.05.2025

396 12.05.2025

397 12.05.2025

398 12.05.2025

399 12.05.2025

400 12.05.2025

401 12.05.2025

402 12.05.2025

403 12.05.2025

404 12.05.2025

405 12.05.2025

406 12.05.2025

407 12.05.2025

408 12.05.2025

409 12.05.2025

410 12.05.2025

411 12.05.2025

412 12.05.2025

413 12.05.2025

414 12.05.2025

415 12.05.2025

416 12.05.2025

417 12.05.2025

418 12.05.2025

419 12.05.2025

420 12.05.2025

421 12.05.2025

422 12.05.2025

423 12.05.2025

424 12.05.2025

425 12.05.2025

426 12.05.2025

427 12.05.2025

428 12.05.2025

429 12.05.2025

430 12.05.2025

431 12.05.2025

432 12.05.2025

433 12.05.2025

434 12.05.2025

435 12.05.2025

436 12.05.2025

437 12.05.2025

438 12.05.2025

439 12.05.2025

440 12.05.2025

441 12.05.2025

442 12.05.2025

443 12.05.2025

444 12.05.2025

445 12.05.2025

446 12.05.2025

447 12.05.2025

448 12.05.2025

449 12.05.2025

450 12.05.2025

451 12.05.2025

452 12.05.2025

453 12.05.2025

454 12.05.2025

455 12.05.2025

456 12.05.2025

457 12.05.2025

458 12.05.2025

459 12.05.2025

460 12.05.2025

461 12.05.2025

462 12.05.2025

463 12.05.2025

464 12.05.2025

465 12.05.2025

466 12.05.2025

467 12.05.2025

468 12.05.2025

469 12.05.2025

470 12.05.2025

471 12.05.2025

472 12.05.2025

473 12.05.2025

474 12.05.2025

475 12.05.2025

476 12.05.2025

477 12.05.2025

478 12.05.2025

479 12.05.2025

480 12.05.2025

481 12.05.2025

482 12.05.2025

483 12.05.2025

484 12.05.2025

485 12.05.2025

486 12.05.2025

487 12.05.2025

488 12.05.2025

489 12.05.2025

490 12.05.2025

491 12.05.2025

492 12.05.2025

493 12.05.2025

494 12.05.2025

495 12.05.2025

496 12.05.2025

497 12.05.2025

498 12.05.2025

499 12.05.2025

500 12.05.2025

501 12.05.2025

502 12.05.2025

503 12.05.2025

504 12.05.2025

505 12.05.2025

506 12.05.2025

507 12.05.2025

508 12.05.2025

509 12.05.2025

510 12.05.2025

511 12.05.2025

512 12.05.2025

513 12.05.2025

514 12.05.2025

515 12.05.2025

516 12.05.2025

517 12.05.2025

518 12.05.2025

519 12.05.2025

520 12.05.2025

521 12.05.2025

522 12.05.2025

523 12.05.2025

524 12.05.2025

525 12.05.2025

526 12.05.2025

527 12.05.2025

528 12.05.2025

529 12.05.2025

530 12.05.2025

531 12.05.2025

532 12.05.2025

533 12.05.2025

534 12.05.2025

535 12.05.2025

536 12.05.2025

537 12.05.2025

538 12.05.2025

539 12.05.2025

540 12.05.2025

541 12.05.2025

542 12.05.2025

543 12.05.2025

544 12.05.2025

545 12.05.2025

546 12.05.2025

547 12.05.2025

548 12.05

SEQRA RESOLUTION OF THE VILLAGE OF SOLVAY, ONONDAGA COUNTY, NEW YORK, ADOPTED ON FEBRUARY 9, 2026, RELATING TO DEVELOPMENT OF 2243-2281 MILTON AVE, TAX MAP NUMBER 007.-01-01.0 THRU 007.-01-05.0

WHEREAS, the Village of Solvay Zoning Board held a meeting concerning the application for development of 2243-2281 Milton Ave, tax map number 007.-01-01.0 thru 007.-01-05.0 (the "Properties") on February 9, 2026; and

WHEREAS, in connection with the application and presentation to the Board, the Zoning Board received a short environmental assessment form which it reviewed; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the "Regulations"), the Village is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the Town and the development of the Properties; and

WHEREAS, the Zoning Board believes that the development may reasonably be classified as an Unlisted Action, and the Zoning Board has reviewed a short EAF in connection with this project, treating same as an unlisted action and believes it should (a) classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, and (b) declare itself lead agency to undertake an uncoordinated review of the Project pursuant to Part 617.6(b)(4) of the Regulations; and

WHEREAS, the Zoning Board's administration has reviewed the short form Environmental Assessment Form ("EAF"), submitted with the proposed site plan and development plan, a copy of which is on file with the Village, to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, Board has carefully considered the scope of the Project and has carefully reviewed the criteria contained in Part 617.7(c) of the Regulations together with the recommendations provided by the Town's engineer and attorney; and

BE IT RESOLVED by the Zoning Board as follows:

Section 1. The Board determines that the Project is an Unlisted Action as such term is defined in the Regulations.

Section 2. The Board hereby declares itself lead agency to undertake an uncoordinated review pursuant to Part 617.6(b)(4) of the Regulations.

Section 3. In accordance with the reasoned determination of the Board after taking a hard, requisite review of the project and short EAF, the Board finds and concludes that the Project will not result in any significant adverse impacts to the environment.

Section 4. The Board hereby issues a Negative Declaration under the Regulations with respect to the Project.

Section 5. This Resolution shall take effect immediately.

Unanimously Adopted: February 9, 2026



James Comett,
Chairman