

MILTON CORNER, LLC

**SEQRA RESOLUTION
(3101-26-05A)**

A regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) was convened in public session on October 8, 2026, at 8:30 a.m., local time, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

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

ABSENT: Christina Hollenback

ALSO PRESENT: William J. Barlow Jr., Executive Director
Jeffrey W. Davis, Esq., Agency Counsel
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by Michael Greene, seconded by Alan Marzullo, to wit:

**RESOLUTION OF THE ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY DETERMINING THAT A CERTAIN
PROJECT FOR MILTON CORNER, LLC WILL NOT HAVE A
SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY
REVIEW ACT**

WHEREAS, 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”), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, 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, 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, Milton Corner, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 0.835 acres of land located at 2243 Milton Avenue, 2259 Milton Avenue, 2263 Milton Avenue, 2273 Milton Avenue and 2281 Milton Avenue (now or formally tax map nos. 007.-01-05.0, 007.-01-04.0, 007.-01-03.0, 007.-01-02.0, 007.-01-01.0) in the Town of Geddes, Village of Solway, Onondaga County, New York (collectively, the “Land”); (2) construction on the land of a four-story, approximately 40,200 square foot mixed-used facility, consisting of approximately 30,150 square feet for residential space for approximately thirty-three apartment units and approximately 8,633 square feet for commercial space, with related interior and exterior amenities, including structured parking (the “Facility”); and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project 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”); (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 certain statutory limitations) (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State, as amended, and the regulations of the Department of Environmental Conservation of the State promulgated thereunder (collectively referred to hereinafter as “SEQRA”), the Agency is required to make a determination with respect to the environmental impact of any “action” (as defined by SEQRA) to be taken by the Agency and the approval of the Project and grant of Financial Assistance constitute such an action; and

WHEREAS, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Company prepared and submitted to the Agency an Environmental Assessment Form (the “EAF”), a copy of which is attached hereto as Exhibit “A” and is also on file in the office of the Agency and readily accessible to the public; and

WHEREAS, on February 9, 2026, the Zoning Board of the Village of Solway (the “Zoning Board”) previously declared its intent to act as lead agency for the purpose of conducting an uncoordinated environmental review in connection with the Project, which included a proposal to

combine 5 tax parcels into a single lot, demolition of the remains of a building that was damaged in a fire, construction of a multi-story mixed use building that included 10,000 square feet of retail space with 32 apartments, 25% of which would be committed as affordable units, along with an application for site plan approval; and

WHEREAS, after conducting a thorough review of the Project and its potential effects, the Zoning Board determined that the Project would not result in any significant adverse environmental impacts and issued a negative declaration on February 9, 2026 (“negative declaration”); and

WHEREAS, the Agency’s involvement in the Project was not contemplated when the Zoning Board performed the uncoordinated SEQRA review and subsequently issued approval of the Site Plan that included the Project; and

WHEREAS, had the Agency’s involvement been known at the time the Zoning Board declared its intent to act as lead agency under SEQRA, the Agency would have, as an involved agency, consented to the lead agency designation by the Zoning Board and been bound by the negative declaration that was issued; and

WHEREAS, the Agency reviewed the EAF and the February 2026 Site Plan application; and

WHEREAS, the Agency reviewed the Zoning Board’s SEQRA negative declaration for its approval of the Site Plan.

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

Section 1. Based upon an examination of the EAF, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency’s knowledge of the area surrounding the Project Facility, all the representations made by the Company in connection with the Project, all the representations made by the Zoning Board in connection with its SEQRA determination, and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(a) The Project consists of the components described above in the third WHEREAS clause of this resolution;

(b) The Project constitutes an “Unlisted” action (as said quoted term is defined in SEQRA); and

(c) The Agency, in recognition of the fact that it would have been an involved agency and consented to the Zoning Board’s lead agency status, hereby reaffirms, accepts, and adopts the negative declaration that was issued by the Zoning Board applicable to the Project, attached hereto as Exhibit “A”, which shall be filed in the office of the Agency in a file that is readily accessible to the public;

Section 2. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

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

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Randy Wolken	X		
Deka Eysaman	X		
Michael Greene	X		
Christina Hollenback			X
Alan Marzullo	X		
Mark Muthumbi	X		
Sally Santangelo	X		

The foregoing resolution was thereupon declared duly adopted.

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 October 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 October, 2026.

(SEAL)

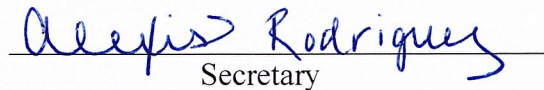

Secretary

Exhibit A

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.

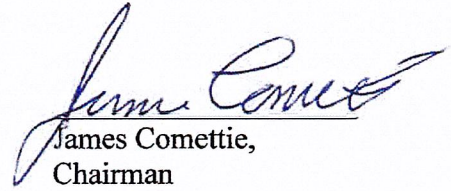
Section 2. The Board hereby declares itself lead agency to undertake an uncoordinated review pursuant to Part 617.6(b)(4) of the Regulations.

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 Comettie,
Chairman