

629 LeMoyne Manor LLC

Public Hearing

December 1, 2020

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Tuesday, December 1, 2020 via Zoom meeting #89985004050, or dial in at 1-929-436-2866 was called to order at 10:30 am by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer
David Muraco, 629 LeMoyne Manor, LLC
Louis Muraco, 629 LeMoyne Manor, LLC
Mark Arbon, Sarofeen & Arbon LLC

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

629 LeMoyne Manor LLC The acquisition of a leasehold interest in an approximately 3.68 acre parcel of land; the construction on the Land of four buildings totaling approximately 101,400 square feet and consisting of sixty-six residential rental units and approximately 5,000 square feet of retail space; the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property; the granting of certain “financial assistance” 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; the lease 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 of the Project.

Location: 629 Old Liverpool Road
Town of Salina

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the “Agency”).

Public Hearing Date and Time: December 1, 2020 at 10:30 A.M.

Public Hearing Location: Held via Zoom meeting: Meeting Number #89985004050, or dial in at 1-929-436-2866 and enter meeting number.

For assistance or questions regarding the public hearing please contact the Onondaga County Industrial Development Agency.

The public hearing is being held in connection with the following matter:

629 LeMoyne Manor LLC (the “Company”), on behalf of itself and/or entities formed or to be formed on behalf of the foregoing, the Company has requested that the Agency undertake a project (the “Project”) consisting of the following: (A)(1) the acquisition of a leasehold interest in an approximately 3.68 acre parcel of land located at 629 Old Liverpool Road (tax map no. 089.-01-26.0) in the Town of Salina, Onondaga County, New York (the “Land”); (2) the construction on the

Land of four (4) buildings totaling approximately 101,400 square feet and consisting of sixty-six (66) residential rental units and approximately 5,000 square feet of retail space (the "Facility"); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the 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. The Company will be the initial owner of the Project.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the Financial Assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance. A copy of the Application including a cost/benefit analysis is available at the office of the Agency for review by interested persons.


This public hearing will be held by remote means, by Zoom meeting and telephone conference call, in accordance with the modifications to Article 7 of the Public Officers Law (the "Open Meetings Law") as modified by N.Y Governor Andrew Cuomo's Executive Order 202.72, as extended in response to the COVID-19 pandemic. A copy of a recording of the hearing will be available on the Agency's website.

Public Hearing Officer Lowery asked if anyone had any comments in favor of the proposed project. There were none. She then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted letters of support were received as of December 1, 2020. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Lowery closed the hearing at 10:35 a.m.

Dated: December 1, 2020

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Nancy Lowery, Public Hearing Officer