

# Onondaga County Industrial Development Agency



## Project Summary

10/30/2020

1. Project	629 Lemoyne Manor, LLC	2. Project Number	3101-2015A
3. Location	629 Old Liverpool Road	4. School District	Liverpool Central School District
5. Tax Parcel(s)	089.-01-26.0	6. Project Type	New Construcion
		Village	-

7.Total Project Cost	\$	13,163,545.00	8. Total Jobs	12
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	12
Building	\$	12,810,545	(Next 5 Years)	
Furniture & Fixtures	\$	353,000		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

## Cost Benefit Analysis

### 629 Lemoyne Manor, LLC

#### Fiscal Impact (\$)

#### Estimated Project Tax Abatements \$1,580,844

Sales Tax Abatement	\$438,240
Mortgage Recording Tax Abatement	\$90,000

Real Property Tax Abatement	\$1,052,604
-----------------------------	-------------

#### New Investment \$19,682,617

Project PILOT Payments	\$1,006,008
Project Wages (10 years)	\$3,450,000
Project Construction Wages	\$2,031,400

Project Capital Investment	\$12,810,545
----------------------------	--------------

New Sales Tax Generated	\$219,120
-------------------------	-----------

Agency Fees	\$165,544
-------------	-----------

## Benefit:Cost Ratio

12.45 :1

## Project Description

This is a proposed 102,000 SF apartment complex that will be comprised of four buildings with 66 apartments and approximately 6,000 SF of commercial space in one of the main building.

# 629 Lemoyne Manor, LLC

10/13/2020

## A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 202,000
Projected investment					\$ 12,810,545
OCIDA estimate of increase in value					\$ 4,620,000
OCIDA estimated value after project is completed					\$ 4,822,000
Taxes that would have been collected if the project did not occur					\$ 86,238
Scheduled PILOT payments					\$ 1,006,008

PILOT YEAR	Exemption %	Onondaga County	Salina	Liverpool Central School District	Village Name	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,067	\$ 1,162	\$ 5,647	\$ -	\$ 7,875.82	\$ 188,006	\$ 180,130
2	90%	\$ 3,578	\$ 3,895	\$ 18,934	\$ -	\$ 26,406.60	\$ 191,766	\$ 165,359
3	80%	\$ 6,188	\$ 6,738	\$ 32,750	\$ -	\$ 45,675.46	\$ 195,601	\$ 149,926
4	70%	\$ 8,902	\$ 9,692	\$ 47,110	\$ -	\$ 65,704.52	\$ 199,513	\$ 133,809
5	60%	\$ 11,722	\$ 12,762	\$ 62,033	\$ -	\$ 86,516.46	\$ 203,504	\$ 116,987
6	50%	\$ 14,651	\$ 15,951	\$ 77,533	\$ -	\$ 108,134.60	\$ 207,574	\$ 99,439
7	40%	\$ 17,692	\$ 19,262	\$ 93,629	\$ -	\$ 130,582.87	\$ 211,725	\$ 81,142
8	30%	\$ 20,849	\$ 22,700	\$ 110,337	\$ -	\$ 153,885.80	\$ 215,960	\$ 62,074
9	20%	\$ 24,126	\$ 26,267	\$ 127,676	\$ -	\$ 178,068.63	\$ 220,279	\$ 42,210
10	10%	\$ 27,525	\$ 29,968	\$ 145,665	\$ -	\$ 203,157.21	\$ 224,684	\$ 21,527
<b>TOTAL</b>		<b>\$ 136,300</b>	<b>\$ 148,396</b>	<b>\$ 721,313</b>	<b>\$ -</b>	<b>\$ 1,006,008</b>	<b>\$ 2,058,612</b>	<b>\$ 1,052,604</b>

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		2	5	5		
Total Employment Goals	0	2	7	12	12	12



**Empire Management of CNY, Inc.**  
4306 E Genesee St  
Dewitt, NY 13214  
Office: (315) 445-8990 Fax: (315) 445-7977  
dcmuraco@empiremgco.com  
www.empiremgco.com

**October 20<sup>th</sup>, 2020**

**Le Moyne Manor Vision Statement**

Dear Onondaga County Industrial Development Agency,

**Introduction:** We write to you to ask for your consideration of our application requesting for a 10-Year PILOT, along with mortgage and sales tax exemptions in connection with our site plan approved Le Moyne Manor Development which includes the construction of 4 buildings to consist of 66 apartments and retail shops on the former Le Moyne Manor site located at 629 Old Liverpool Road in Liverpool, New York. Since Empire Management of CNY, Inc. was founded in 1988, it has earned its reputation as a leading Real Estate Development Firm in Central and Northern New York. We pride ourselves on the redevelopment of vacant, abandoned, or underutilized land and buildings. Working with a strong team of industry professionals, we have a proven track record in unlocking value in sites such as Le Moyne Manor. With views of the lake from the majority of the apartments, and close proximity to the village of Liverpool and the City of Syracuse where many of our residents work, we believe we have the best site in the area for this type of development. Furthermore, we know that this type of development on this particular site will not only benefit the rehabilitation of this particular property, but surrounding properties on Old Liverpool Road and the Town of Salina. Please see the below information which outlines our request.

**1. Is the project being built in a blighted area? Yes.**

- Solves the problem of a blighted, vacant, abandoned, and underutilized lot/buildings for multiple years and the property had fallen into disrepair
- Structures had become unusable and detrimental to the area
- Property was demolished in 2018 due to unsafe structural and safety conditions
- Reduction of Break Ins, Vandalism, Code Enforcement Concerns
- Creating a standard and a vision for future redevelopment on Old Liverpool Road and continuing investment around Onondaga Lake revitalization program

- Revitalization of rundown Jesuit Well structure and partnership with Onondaga Historical Association land on the rear of the property
- Commitment to maintain County Land that is not being mowed or maintained facing the Onondaga Lake side of the property

**2. Is the housing fulling an unmet need in the area? Yes.**

- Brand new mixed-use apartment buildings unique to the Town of Salina with balconies facing Onondaga Lake (some with views that span as far as the Lakeview Amphitheatre)
- Fulfilling the void of mixed-use apartment and retail in the area to attract residents of all age groups including millennials
- Satisfies and accomplishes demand for workforce housing in close proximity to the City of Syracuse where many Onondaga County residents work
- Provides an attractive and vibrant place to live for workers from high-tech companies such as \$350 million Amazon fulfillment center in Clay bringing 1,000 jobs into the Syracuse area and Onondaga County
- Goal to improve recreational opportunities and expansion of public access to the Lake and Village of Liverpool through the connection of sidewalks
- Close proximity and connection to Village of Liverpool
- Outdoor Patio on Mixed Use Building with views of lake to be shared with residents and restaurant tenant
- 4 Buildings and Landscape to create a community-like feel
- Redevelopment and revival of local Landmark Site

**3. Demand for Housing? Yes.** The Onondaga County population is underserved in this type of apartment community. This project provides amenities such as an elevator, custom kitchens with soft close cabinets, LED Lighting, Solar Panel Car Ports, balconies, restaurant/food service within the community, walkability and closeness to essential businesses.

- Fills the void between abundance of downtown apartments and suburban Liverpool area
- Walkability to village shops, restaurants, other businesses
- 4 strategically placed buildings which all provide access to handicap accessible apartments
  - o **Center Building:** Retail Shops on Ground Floor, Elevator Access to 12 apartments with balconies and decks overlooking Onondaga Lake. Features Community Room for the entire project to access with Fitness Center, Resident Lounge and Office, Storage Units, Oversized Deck with seating and views of the Lake
  - o **Building 2:** 6 Handicap Accessible Apartments on Ground Floor with Patios. 6 Apartments on Floor 2 with balconies. 6 Apartments on Floor 3 with balconies.
  - o **Building 3:** 6 Handicap Accessible Apartments on Ground Floor with Patios. 6 Apartments on Floor 2 with balconies. 6 Apartments on Floor 3 with balconies.
  - o **Building 4:** 6 Handicap Accessible Apartments on Ground Floor with Patios. 6 Apartments on Floor 2 with balconies. 6 Apartments on Floor 3 with balconies.
- Promotes future development and beautification of Old Liverpool Rd.
- Provides an additional housing opportunity in with greenspace and a suburban feel

**4. Is there support from local officials? Yes.** See Letters Attached.

- Support of Colleen A. Gunnip (Town Supervisor)
- Nicholas R. Paro (1<sup>st</sup> Ward Salina Councilor)
- V. James Magnarelli (2<sup>nd</sup> Ward Salina Councilor)
- David M. Carnie (4<sup>th</sup> Ward Salina Town Councilor)

- Angi Renna (Candidate for New York State Senate 50<sup>th</sup> District & President of Sterling Financial Group, LLC)

**5. Is there needed Infill in already populated area? Yes.**

- Continues connection around the circle of Onondaga Lake and the Onondaga Parkway improvement project
- Provides housing opportunity that takes advantage of revitalization around the lake
- Positive Investment and Rehabilitation of Liverpool
- Promotion and spur of more positive economic development in the Town of Salina
- Encourages other developers to invest and continue our vision

**6. Does the project provide walkability to village centers? Yes.**

- Although not yet site plan approved, we are proposing to install sidewalks on our side of Old Liverpool Rd. providing connection to adjacent properties
- In addition to the above and with the permission of the County, we have a connection opportunity to the Onondaga Lake Parkway through County property
  - o Connection to be completed at our expense
  - o Potential to tie into the Loop the Lake Trail
  - o Connection to adjacent properties along the Onondaga Lake Parkway
  - o Pedestrian Access into the Village
- Close proximity to Onondaga Lake Park, Liverpool Plaza, Santangelo's Restaurant, Village of Liverpool Center, Library, Schools, etc.

**7. No additional county provided infrastructure is necessary to service this project.**

**Conclusion:** We are eager and excited to start this project at 629 Old Liverpool Rd. We have the support of Town Supervisor Colleen A. Gunnip, 2<sup>nd</sup> Ward Councilor V. James Magnarelli, 1<sup>st</sup> Ward Councilor Nicholas R. Paro, 4<sup>th</sup> Ward Councilor David M. Carnie, Town of Salina Assessor Denise Trudell, local businesswoman Angi Renna, and many others. We now ask you Onondaga County Industrial Development Agency for your support and acceptance of our application so that we may continue to make Onondaga County a better place to live.

Yours Truly,

*David C. Muraco*  
David C. Muraco

*Louis D. Muraco*  
Louis D. Muraco

*Alexis L. Muraco*  
Alexis L. Muraco

**Date:** 10/20/2020

**Date:** 10/20/2020

**Date:** 10/20/2020

**Empire Management of CNY, Inc.**  
Property Development & Management  
4306 E Genesee St  
Dewitt, NY 13214  
Office: (315) 445-8990 Fax: (315) 445-7977  
dcmuraco@empiremtco.com  
www.empiremtco.com

## **ADDENDUM TO NARRATIVE – PROJECT DESCRIPTION & DATA POINTS**

The project calls for a total of 4 buildings. 3 of the buildings are fully residential (18 apartments per building x 3 = 54 apartments) and 1 is mixed use (12 apartments). Total of 66 apartments. All buildings are a total of +/- 25,350 SF x 4 = +/- 101,400 SF.

The mixed use building will have a middle space for community space as you described on the ground floor with approximately 5,000 SF of commercial space.

The project is being developed on 3.461 Acres.

4 strategically placed buildings which all provide access to handicap accessible apartments.

Each Building will have internally lit solar powered car ports for the residents to park their cars.



## ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION INSTRUCTIONS

1. Fill in all blanks, using "none", "not applicable", or "not available" where the question is not appropriate to the project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the Agency at 315-435-3770.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated. If more space is needed to answer any specific question, attach a separate sheet.
3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents. (ST-60, PILOT Agreement)
4. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nate Stevens at [nstevens@ongov.net](mailto:nstevens@ongov.net). **An Application will not be considered by the Agency until the Application fee has been received.**
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 <http://www.dec.ny.gov/permits/6191.html>.
6. Please note the Public officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this 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 OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the agency, all administrative and legal fees as stated in Section VI of the Application.
8. A complete application consists of the following 9 items:
  - This Application
  - Local Access Agreement
  - Employment Plan
  - Conflict of Interest
  - A feasibility statement indicating the need for the requested benefits
  - Description of project, Site Plans/Sketches, and Maps
  - NYS Full Environmental Assessment Form
  - 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

**It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.**

**Return to:**  
Onondaga County Industrial Development Agency  
Attn: Nate Stevens  
333 W. Washington Street, Suite 130  
Syracuse, NY 13202  
Phone: 315-435-3770 | Fax: 315-435-3669  
[nstevens@ongov.net](mailto:nstevens@ongov.net)

### Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

**A) Applicant information-company receiving benefits:**

Applicant Name: 629 LeMoyne Manor LLC

Applicant Address: 4306 E. Genesee Street, Dewitt, NY 13214

Phone: 314-445-8990

Fax: 315-445-7977

Website: www.empiremgtco.com

E-mail: dcmuraco@empiremgtco.com

Federal ID#: 81-3132914

NAICS: 531190

State and Year of Incorporation/Organization: New York 2016

Will a Real Estate Holding Company be utilized to own the Project property/ facility? ☐ Yes ☒ No

What is the name of the Real Estate Holding Company: \_\_\_\_\_

Federal ID#: \_\_\_\_\_

State and Year of Incorporation/Organization: \_\_\_\_\_

List of stockholders, members, or partners of Real Estate Holding Company:

**B) Individual Completing Application:**

Name: David C. Muraco

Title: Manager

Address: 4306 E. Genesee Street, Dewitt, NY 13214

Phone: 315-445-8990

Fax: 315-445-7977

E-mail: dcmuraco@empiremgtco.com

**C) Company Contact (if different from individual completing application):**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**D) Company Counsel:**

Name of Attorney: Mark Arbon, Esq.

Firm Name: Sarofeen & Arbon, PLLC

Address: 110 W. Fayette Street, Syracuse, NY 13202

Phone: 315-314-8157 Cell Phone: \_\_\_\_\_

E-mail: mta@sapllclaw.com

**E) Business Organization (check appropriate category):**

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

Others (please specify): \_\_\_\_\_

Year Established: 2016

State in which Organization is established: New York

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

Name	% of ownership
David C. Muraco	100
_____	_____
_____	_____
_____	_____

**G) Applicant Business Description:**

Please attach a description of your company's background, products, customers, goods and services.

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.: 0

(\*Percentage to equal 100%)

**H) What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Onondaga County. Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation including estimated percentages of local purchases. Please attach this information.**

**I) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.**

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐ Yes ☒ No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ Yes ☒ No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? ☐ Yes ☒ No

Please attach any explanations:

**J) Has the Project Beneficiary received assistance from OCIDA, SIDA, New York State, or the Onondaga Civic Development Corporation in the past? If yes please attach an explanation and please give year, project name, description of benefits, and address of project.**

☐ Yes ☒ No

## Section II: Project Information

- A) **Project Location:** Location where the investment will take place. If company is moving, the new location should be entered here and the current location should be in Section I.

Address: 629 Old Liverpool Road (LeMoyne Manor)

Legal Address (if different): \_\_\_\_\_

City: Liverpool

Village/Town: Salina

Zip Code: 13088

School District: Liverpool Central

Tax Map Parcel ID(s): 089.-01-26.0

Current Assessed Value: 202,000

Sq. Footage of Existing Building: 0

Census Tract: \_\_\_\_\_

- B) **Type (Check all that apply):**

☒ New construction

☐ Purchase of machinery and/or equipment

☐ Expansion/Addition to current facilities

☐ Brownfield/Remediated Brownfield

☐ Renovation of existing facility

☐ LEED Certification

☐ Acquisition of existing facility/property

☐ Other:

☐ Demolition

- C) **Please attach a summary of how this project will help your business grow. Will it set the company up for revenue growth? Will it mitigate cost? Will it provide more flexibility?**

- D) **Description of Project:** Please provide a detailed narrative of the proposed Project. This narrative should include, but is not limited to:

☐ (i) the size of the Project in square feet and a breakdown of square footage per each intended use;

☐ (ii) the size of the lot upon which the Project sits or is to be constructed;

☐ (iii) the current use of the site and the intended use of the site upon completion of the Project;

☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and

☐ (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits. **Please separately attach the description and any copies of site plans, sketches, or maps.**

E) Select Project Type for all end users at Project site (you may check more than one):

**\*\*Please check any and all end users as identified below**

- |   |  |
|---|--|
| <input type="checkbox"/> Industrial                       | <input type="checkbox"/> Bank Office                     |
| <input type="checkbox"/> Acquisition of Existing Facility | <input type="checkbox"/> Retail                          |
| <input type="checkbox"/> Housing                          | <input checked="" type="checkbox"/> Mixed Use            |
| <input type="checkbox"/> Equipment Purchase               | <input type="checkbox"/> Facility for Aging              |
| <input type="checkbox"/> Multi-Tenant                     | <input type="checkbox"/> Civic Facility (not for profit) |
| <input type="checkbox"/> Commercial                       | <input type="checkbox"/> Other _____                     |

F) For the Agency to consider this Project, please provide the following information:

1. Does the project consist of new construction or expansion or substantial renovation of an existing facility?  
☒ Yes      ☐ No
2. Will the project create new employment opportunities or retain existing jobs that may otherwise be lost?  
☒ Yes      ☐ No
3. Does the project beneficiary serve a customer base primarily outside of Onondaga County?  
☐ Yes      ☒ No

G) 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? Please explain if you answer "Yes" by attaching a response.

☐ Yes      ☒ No

H) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

I) Environmental Information

1. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms:
  - a. <http://www.dec.ny.gov/permits/6191.html>
2. Have any environmental issues been identified on the property?  
☐ Yes      ☒ No  
If yes please attach an explanation.

### Section III: Construction

#### A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition			
Site Work/Demo			
Building Construction & Renovation	12,810,545	100	12,810,545
Furniture & Fixtures	353,000	100	353,000
Equipment			
Equipment Subject to NYS Production Sales Tax			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
<b>Total Project Cost</b>	<b>13,163,545</b>	<b>100</b>	<b>13,163,545</b>

**Note: Do not include OCIDA fees, OCIDA application fees, or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.**

B) TOTAL Capital Costs \$ 13,163,545

Project refinancing: estimated amount  
(for refinancing of existing debt only) \$ N/A

Sources of Funds for Project Costs:

- |   |                         |
|---|-------------------------|
| 1. Bank Financing   | \$ <u>12,000,000.00</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>1,163,545</u>     |
| 3. Tax Exempt Bond Issuance (if applicable)                           | \$ <u>N/A</u>           |
| 4. Taxable Bond Issuance (if applicable)                              | \$ <u>N/A</u>           |

5. Public Sources (Include sum total of all state and federal grants and tax credits)

\$ 0

-Identify each state and federal grant/credit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$ 0

\$ 0

\$ 0

6. Total Sources of Funds for Project Costs

\$ 13,163,545

C) Employment and Payroll Information

\*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?

☐ Yes

☒ No

If yes, provide number of FTE jobs at the facility: \_\_\_\_\_

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:	40
Estimate the average length of construction jobs to be created (months):	14
Current annual payroll at facility:	0
Average annual growth rate of wages:	0
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	
Average growth rate of benefit cost:	
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

- i. Complete the following chart indicating the number of FTE jobs presently 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, third, fourth, and fifth 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.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Current & Planned Full Time Occupations (Job Titles)	Salary (Annual or Hourly)	Current Number of FTEs	Estimated Number of FTE Jobs <b>added each year</b> after project				
			Year 1	Year 2	Year 3	Year 4	Year 5
<b>Job Creation Subtotal</b>							

For purposes of completing the chart, please list the job titles that will be increasing in number. If possible, please attach a brief description that outlines what each job entails.

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the project.

E) Financial Assistance sought (estimated values):

- ☐ Real Property Tax Abatement (PILOT): \_\_\_\_\_
- ☐ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \_\_\_\_\_
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): \_\_\_\_\_
- ☐ Tax Exempt Bond Financing (Amount Requested): \_\_\_\_\_
- ☐ Taxable Bond Financing (Amount Requested): \_\_\_\_\_

F) 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): \$ 12,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of  
mortgage amount as indicated above multiplied by .0075): \$ 90,000

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and US tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 5,478,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on this page, this calculation only exists to help you with your estimate):

\$ 438,240

## Section IV: Estimate of Real Property Tax Abatement Benefits\*\*\* and Percentage of Project Costs Financed from Public Sector Sources

\*\* Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

### 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						
<b>TOTAL</b>							

\*\*\* 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: 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 revoking 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.**

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency 629 LeMoyne Manor LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands an Agency tax-exempt certificate is valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands any request for a waiver to this policy must be submitted in writing and approved by the Agency before a tax exempt certificate is issued or extended.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 10/8/20 (date).

Company: 629 LeMoyne Manor LLC

Representative for Contract: David C. Muraco

Address: 4306 E. Genesee Street City: Dewitt State: NY Zip: 13214

Phone: 315-445-8990 Email: dcmuraco@empiremtco.com

Project Address: 629 Old Liverpool Road City: Liverpool State: NY Zip: 13088

General Contractor: 629 LeMoyne Manor LLC

Contact Person: David C. Muraco

Address: 4306 E. Genesee Street City: Dewitt State: NY Zip: 13214

Phone: 315-445-8990 Email: dcmuraco@empiremtco.com

Authorized Representative: David C. Muraco Title: Manager

Signature: 

## Section VI: Agency Fee Schedule

### **Payment Terms:**

Application & Processing Fee (payable at the time of application):	\$1,000
Legal Deposit (payable at the time of application):	\$2,500
Agency Fee for Bond Projects:	Payable at Closing
Agency and Legal Fees for all other projects:	Due and Payable at Inducement

**\* A sales tax certificate (ST-60) will not be issued until the Agency Fee is Paid in Full**

**Agency Fees:** The project cost is the Total Project Cost from section III A

<u>Benefit Sought</u>	<u>Fee Charged</u>
Mortgage Recording Tax and/or Sales Tax exemptions:	0.01 X the project cost
Additional Fee for PILOT Agreement Projects:	0.0025 X the project cost
Fee for bond financing, refinancing & refunding:	0.0025 X the project cost

**Note:** For Manufacturing Projects under \$10 million the fee is reduced by: 0.0025 X the project cost

**Agency Legal Fees:** The project cost is the Total Project Cost from section III A

Fee for first \$20 million:	0.0025 of the project cost
Fee for expenses above \$20 million:	0.00125 of the project cost

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by OCIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to OCIDA's attorneys, engineers, and consultants. OCIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of a Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

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 VII: Recapture of Tax Abatement/Exemptions

**Information to be Provided by Companies:** 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.

**Recapture of Benefits:** It is the policy of the Agency to recapture the value of a PILOT, any sales and use tax exemption, and mortgage recording tax exemption in accordance with the Laws of the State and the provisions contained herein. Before receiving benefits, the Company must attest in writing to its understanding of, and agreement to, the recapture provisions contained in State Law and herein. To the extent permitted by State law, the recapture provisions contained herein may be modified from time to time by the Agency at its sole discretion.

**Recapture of a PILOT, Sales Tax and the Mortgage Recording Tax Exemptions:** If the number of full time equivalent jobs to be maintained or created in connection with a project falls below 75% of the number projected in the Company's application to the Agency, or if there are material violations of the project agreements, then the value of the property tax, sales and use tax and mortgage recording tax benefits extended to the project by the Agency may be subject to recapture. When deciding whether or not to recapture benefits and the amount of such recapture, the Agency may consider the potential future benefit of the business to the community.

**Recapture Payment:** The recapture payment paid by the Company to the Agency shall be determined (1) by the difference between any PILOT payments made by the Company and the property taxes that would have been paid by the Company if the property were not under the supervision, jurisdiction or control of the Agency, (2) the value of any mortgage recording tax exemption, if awarded to the Company and (3) the amount of sales and use tax that would have been paid if an exemption was not granted.

**Recapture of the PILOT, Sales Tax or Mortgage Recording Tax:** The Recapture Schedule for a Payment in Lieu of Tax Agreement, Sales Tax or the Mortgage Recording Tax is as follows:

Time from Project Completion	Tax Savings Recaptured
1 Year	80%
2 Years	60%
3 Years	40%
4 Years	20%
5 Years	10%

**Distribution of the Recapture Payment:** Any funds recaptured as a result of the recapture payment shall be distributed to the affected taxing jurisdictions in the same proportion as if the payments were paid or owed by the Company on the date of recapture.

**Additional Conditions for the Recapture of Sales and Use Tax:** As of April 1, 2013, New York State law requires Industrial Development Agencies to recapture sales tax benefits where:

- A project is not entitled to receive the benefits;
  - Exemptions received exceed the amount authorized by the Agency;
  - Exemptions are claimed by the Project for unauthorized property or services; or
  - A project fails to use property in the manner required by its IDA agreements.
1. **Distribution of Sales and Use Tax.** Project operators must cooperate with the Agency in its effort to recapture all sales and use tax benefits received by the Company by promptly paying the recapture amount as determined by the Agency. The amount to be recaptured will be dictated by State Law or this UTEP Policy, which ever may be applicable. The Agency shall remit the recaptured sales and use tax benefits to the State within 30 days of receipt.
  2. **Compliance Report.** Annually, the Agency will file an annual compliance report with the State of New York detailing its recapture terms and its activities to recapture benefits, including any attempt to recapture benefits from an Agency project.

**A "Full Time Permanent Employee" shall mean**

1. A full time, permanent, private sector employee on the Company's payroll, who has worked at the project location for a minimum of thirty hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours; or
2. Up to three part time, permanent, private-sector employees on Company's payroll, who have worked at the project location for a combined minimum of thirty hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Company to other employees with comparable rank, duties and hours.

**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.**

Name of Applicant Company

629 LeMoyne Manor LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

David C. Muraco, Manager

Date:

10/5/20

## Section VIII: Employment Plan

**Jobs Listings:** 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, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Business Services and with the administrative entity of the service delivery area created by the Workforce Innovation and Opportunity Act of 2014 in which the Project is located. In Onondaga County, please contact CNY Works. Additionally, the applicant is encouraged to review the services provided by JOBSPlus! for candidate matching services.

Are the employees of your company currently covered by a collective bargaining agreement?

☐ Yes ☒ No

If yes, name and location: \_\_\_\_\_

Is the labor pool in Onondaga County and/or the CNY Economic Development Region adequate to fill new positions?

☒ Yes ☐ No

Enter Company Name in three (3) places below and sign by an authorized company officer:

In consideration of the benefits provided by the Onondaga County Industrial Development Agency (OCIDA), 629 LeMoyne Manor LLC, project beneficiary, also agrees to report to OCIDA on the number of new employment opportunities created in connection with industrial or commercial projects financed by the proceeds of such benefits to be listed with the New York State Department of Labor Business Services and CNY Works.

629 LeMoyne Manor LLC, project beneficiary, also agrees to report to OCIDA on or before March 1 of each year the status of employment opportunities filed with the New York State Department of Labor Business Services, including the number of new employment opportunities created, the number listed, and the number filled for the year ending the prior December 31.

629 LeMoyne Manor LLC, project beneficiary, further agrees that, to the extent practicable and feasible, and subject to the requirements of any existing collective bargaining agreement, the project beneficiary shall fill at least 10% of new employment opportunities with persons eligible for service under the Workforce Innovation and Opportunity Act of 2014.

Name of Applicant Company: 629 LeMoyne Manor LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: David C. Muraco

Date: 12/8/20

NYS Department of Labor:  
Roy Jewell  
Associate Business Service Representative  
450 South Salina Street, Syracuse, NY 13202 315-479-3362  
[roy.jewell@labor.ny.gov](mailto:roy.jewell@labor.ny.gov)  
[www.labor.ny.gov](http://www.labor.ny.gov)

CNY Works  
Chris Kennedy  
Business Development Specialist  
960 James Street, Syracuse, NY 13203  
315-477-6974  
[ckennedy@cnyworks.com](mailto:ckennedy@cnyworks.com)  
[www.cnyworks.com](http://www.cnyworks.com)

## Section IX: Conflict of Interest

### Agency Board Members

1. Patrick Hogan
2. Steve Morgan
3. Victor Ianno
4. Sue Stanczyk
5. Kevin Ryan
6. Janice Herzog
7. Fanny Villarreal

### Agency Officers/Staff

1. Robert M. Petrovich
2. Nathaniel Stevens
3. Nancy Lowery
4. Karen Doster
5. Chris Cox

### Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Mirabito, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency 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:

Name of Applicant Company

629 LeMoyne Manor LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

David C. Muraco, Manager

Date:

10/8/20

## Section X: Representations, Certifications, and Indemnification

David C. Muraco (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Manager (title) of 629 LeMoyné Manor 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. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.
- C. 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.
- D. 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.
- E. 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 PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open

meetings law.

**F. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. 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 in Section X.

**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.

**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 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.

**J.** 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.

**K.** 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.

**L.** 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.

M. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

N. **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, 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

629 LeMoyne Manor LLC

Signature of Officer or Authorized Representative:

David C. Muraco

Name & Title of Officer or Authorized Representative:

David C. Muraco

Date:

10/8/20

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

)ss.;

David C. Muraco

, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of 629 LeMoyne Manor 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 8<sup>th</sup> day of October, 2020

Bari S. Nardella

(Notary Public)

BARI S NARDELLA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01NA6355217  
Qualified in Onondaga County  
My Commission Expires 02-27-2021

End of Application

Rev 1-9-20



Town of Salina  
OFFICE OF THE TOWN SUPERVISOR

**Colleen A. Gunnip**  
Town Supervisor

Douglas R. Wickman, P.E.  
Staff Engineer

Nancy A. O'Neil  
Secretary to the Supervisor

November 4, 2020

Onondaga County Industrial Development Agency  
Office of Economic Development  
333 W. Washington Street, Suite 130  
Syracuse, New York 13202

Dear Board Members,

We are writing in support of the application submitted to the Industrial Development Agency by Mr. David Muraco, President and Chief Executive Officer of Empire Management Company. The application is to build apartments with retail shops on the former Lemoyne Manor site located at 629 Old Liverpool Road.

As you know, this site was a landmark in the Town of Salina since 1916, when famed architect Ward Wellington Ward built a home on the 5-acre lot overlooking Onondaga Lake and called it Le Moyne Manor. Later, the restaurant and inn were a popular location for banquets, weddings and business meetings. The Lemoyne Manor brought people from all over Onondaga County into our town for many years. We were sad to see this business close in 2011.

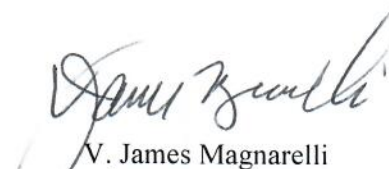
In 2016, when Mr. Muraco announced his plan to redevelop the site into a retail building and apartments, the Town was excited to once again have a business on this landmark site. The project calls for a total of four (4) buildings, three (3) of the buildings are fully residential and one (1) is mixed use. The total apartments are sixty-six (66) and the mixed-use building will have a middle space for the community and approximately 5,000 SF of commercial space. The project is being developed on 3.461 Acres and in support of the project the Town moved forward by creating a new Zoning District to allow Multiple Family Residential and Commercial to be located on one site.

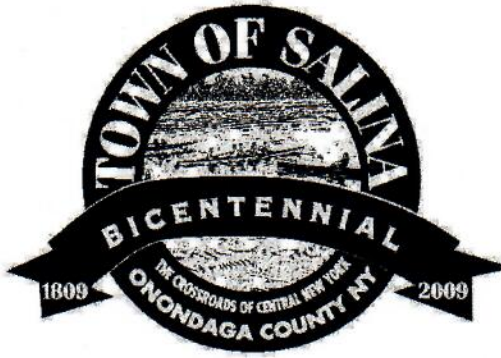
This is a beautiful site overlooking Onondaga Lake, with close proximity to downtown and the Village of Liverpool. This development should attract a diverse group of residents due to the new focus on the lake, like the amphitheater, Onondaga Lake Park and the proposed Loop the Lake bike trail. The Town strongly supports this development because it will appeal to people of all ages similar to Lemoyne Manor, plus it will bring value back to this area while giving the local economy a deserving boost.

We hope the Industrial Development Agency will approve the application submitted by Empire Management Company and if you have any questions, please do not hesitate to contact me at (315) 457-6661 or at [supervisor@salina.ny.us](mailto:supervisor@salina.ny.us).

Sincerely,

  
Colleen A. Gunnip  
Supervisor

  
V. James Magnarelli  
2<sup>nd</sup> Ward Councilor



October 14, 2020

Onondaga County Industrial Development Agency  
Office of Economic Development  
333 W. Washington Street, Suite 130  
Syracuse, New York 13202

Dear Board Members,

We are writing this letter to ask you to join us in support of the proposed redevelopment project located at the former site of Le Moyne Manor address 629 Old Liverpool Road, Liverpool, NY 13088. As Salina Town Councilors, we know once completed, this project will improve the Galeville community and enhance the quality of life for all residents within the Town of Salina and Onondaga County.

We are familiar with Empire Management Company's quality of work and proven track record of success. This site may have one of the best views of Onondaga Lake and is underutilized. The Town of Salina is extremely thankful Empire Management is willing to rehabilitate this property that has been abandoned for far too long.

As a residents of Onondaga County, and as public officials, we ask the Onondaga County Industrial Development Agency to approve the application submitted by Empire Management Company for a 10-Year PILOT, along with mortgage and sales tax exemptions in connection with the site plan approved Le Moyne Manor Development. We appreciate your time and for your service to our community. Please let us know if there is anything we may do to be of assistance and call with questions.

Sincerely,

Nicholas R. Paro  
1<sup>st</sup> Ward Salina Town Councilor

David M. Carnie  
4<sup>th</sup> Ward Salina Town Councilor



October 8, 2020

OCIDA

Robert Petrovich

333 W. Washington Street #130

Syracuse, NY 13202

Dear Mr. Petrovich,

I am writing this letter in show of support for Empire Management Co. and their proposed project at the Lemoyne Manor location in Liverpool. As a business owner located in the neighborhood of this project, I fully support this effort and believe it to have tremendous value to both the surrounding businesses as well as the residents.

The identified location has sat vacant for far too long. It was once a crowning jewel of this neighborhood and we welcome it to be just that once again. The proposed project of mixed use will not only bring value to the area but also will provide for a professional aesthetic with lake views that will be enjoyed by many for years to come.

Please accept my support of this project. Thank you for your consideration in moving this forward for our area.

Sincerely,

Angela Renna, RICP®  
President

**913 Old Liverpool Road Suite E, Liverpool, NY 13088**

**Phone: 315.699.3424 Fax: 315.939.1321**

**[www.sterlingcny.com](http://www.sterlingcny.com)**



ARCHITECTS

239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
[www.in-ARCHITECTS.com](http://www.in-ARCHITECTS.com)

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

SCHEMATIC DESIGN

03/24/2020  
PROJECT # 20013





BIRDSEYE PERSPECTIVE - OVERALL

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: BIRDSEYE PERSPECTIVE  
SHEET NUMBER: A1



VIEW OF MIXED-USE BUILDING ENTRANCE

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A2



VIEW OF MIXED-USE BUILDING ENTRANCE

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A3



ARCHITECTS

239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
[www.in-ARCHITECTS.com](http://www.in-ARCHITECTS.com)



BIRDSEYE PERSPECTIVE - MIXED-USE BLDG

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A4



VIEW OF RESIDENTIAL BUILDING ENTRANCE

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A5



ARCHITECTS

239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
[www.in-ARCHITECTS.com](http://www.in-ARCHITECTS.com)



VIEW OF RESIDENTIAL BUILDING REAR

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A6



ARCHITECTS

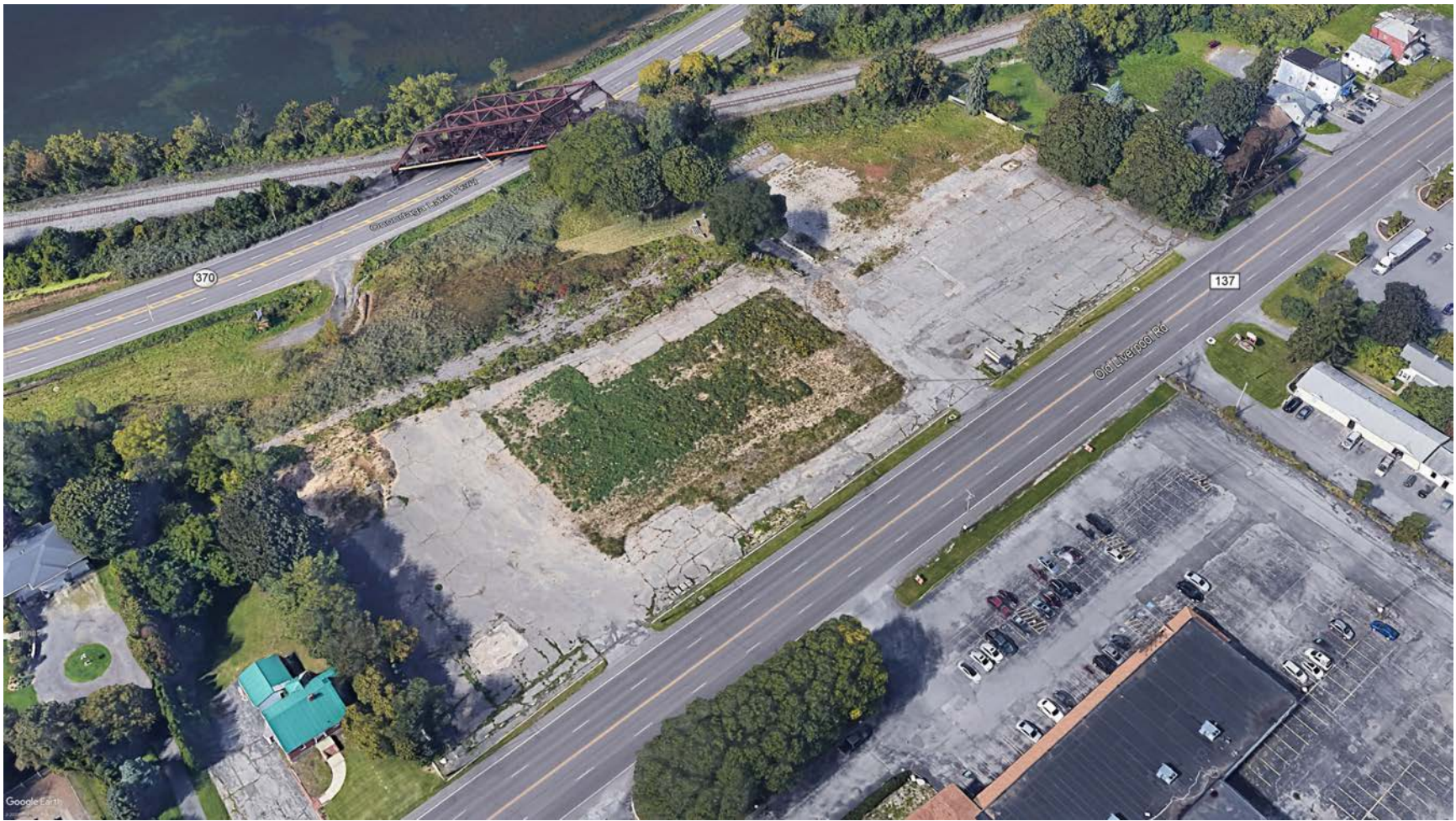
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
[www.in-ARCHITECTS.com](http://www.in-ARCHITECTS.com)



VIEW FROM OLD LIVERPOOL ROAD



EXISTING PHOTO



EXISTING AERIAL

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 07/01/2020  
SCALE: NOT TO SCALE  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A7



LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: MIXED-USE BLDG. EXTERIOR ELEVATIONS  
SHEET NUMBER: A8



ARCHITECTS  
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
www.in-ARCHITECTS.com



REAR ELEVATION

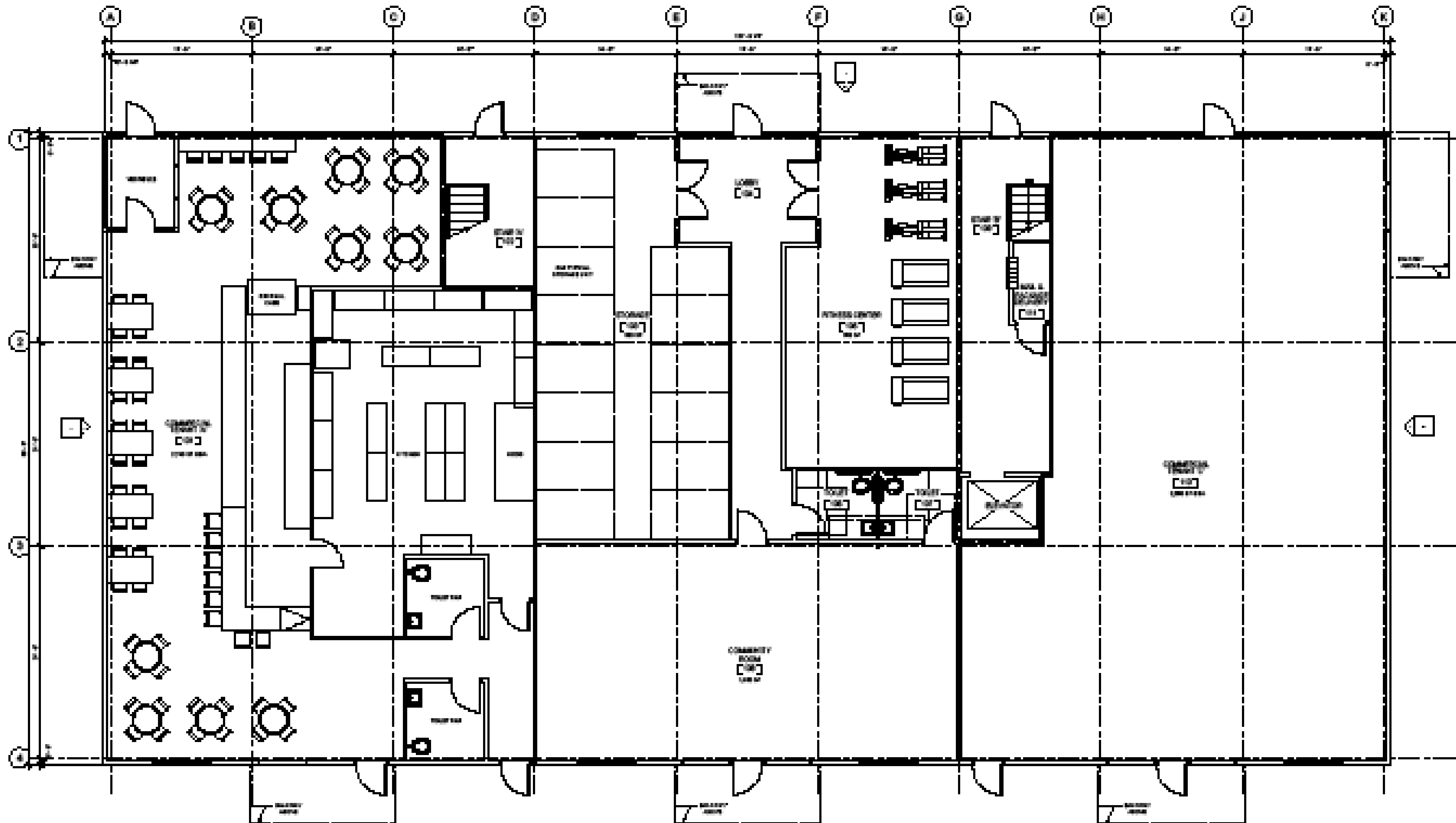
SIDE ELEVATION - TYPICAL

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: NOT TO SCALE  
SHEET NAME: RESIDENTIAL BLDG. EXTERIOR ELEVATIONS  
SHEET NUMBER: A9



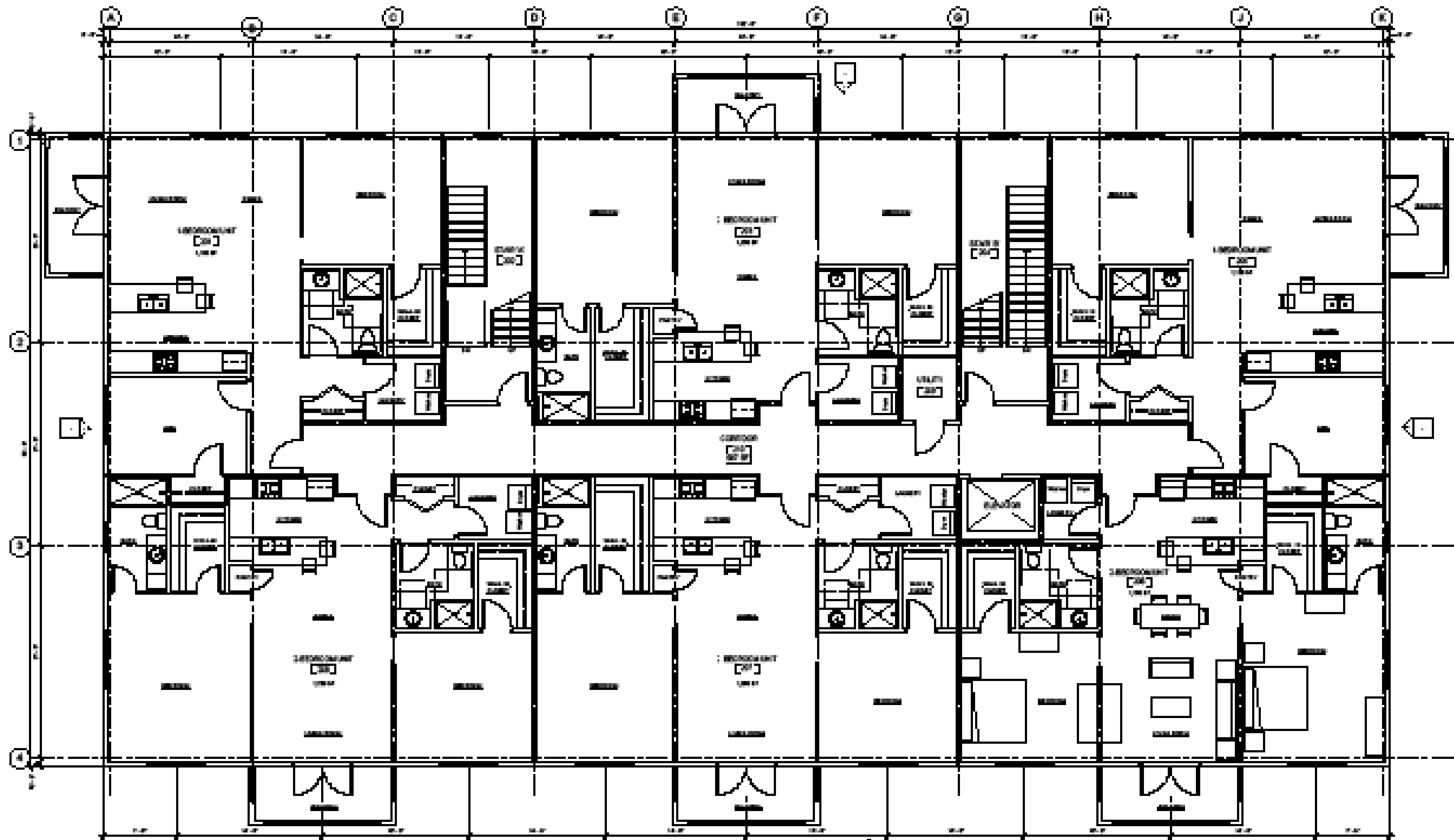
ARCHITECTS  
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
www.in-ARCHITECTS.com



FIRST FLOOR PLAN

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: 3/16" = 1'-0"  
SHEET NAME: FLOOR PLAN  
SHEET NUMBER: A10



SECOND FLOOR PLAN

LEMOYNE MANOR APARTMENTS  
LIVERPOOL, NEW YORK

DATE: 03/24/2020  
SCALE: 3/16" = 1'-0"  
SHEET NAME: FLOOR PLAN  
SHEET NUMBER: A11