

**Brolex Plank Road LLC**  
Public Hearing  
April 1, 2021

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Thursday, April 1, 2021 via Zoom meeting #823 7420 3184, or dial in at 1-929-436-2866 was called to order at 10:01 am by Public Hearing Officer Nancy Lowery.

**ATTENDEES:**

Nancy Lowery, Public Hearing Officer  
Karen Doster  
Damian Ultawoski, Town of Clay

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

Brolex Plank Road LLC

Location: 444 South Main Street  
Village of North Syracuse (Town of Clay)  
Tax map no. 006.-04-18.0

**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: April 1, 2021 at 10:00 A.M.

Public Hearing Location: Held via Zoom meeting: Meeting Number #82374203184, 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:

Brolex Plank Road LLC, a New York limited liability company (the "Company"), has submitted an application (the "Application"), on behalf of itself and/or entities formed or to be formed on its behalf, 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 and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of an approximately 2.39 acre parcel of land located at 444 South Main Street (tax map no. 006.-04-18.0) in the Village of North Syracuse (Town of Clay), Onondaga County, New York (the "Land"); (2) the construction on the Land of two (2), approximately 22,500 square foot apartment complexes, each consisting of approximately 24 residential units and approximately ninety (90) parking spaces (collectively, 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 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 and/or operator 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 New York Governor Andrew Cuomo's Executive Order 202.1, 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.

Damian Ulatowski – Where exactly is South 444 Main Street in the Village? Nancy Lowery-This is over by Vince's Gourmet Meat Market.

Damian Ulatowski-Is it on a lot that has been cleared recently. Nancy Lowery-I haven't been over there in a bit so I don't know what recently has been done but I think it is by another apartment complex. Damian Ulatowski-Yes there is another apartment complex in the area and I noticed a piece of land a few acres, that had been cleared recently and I was wondering if that is where it was. Nancy Lowery-That would make sense because it is a 2.39 acre parcel. Damian Ulatowski-Alright. Thank you.

Nancy Lowery-I was over there a couple months ago and at that point there hadn't been a whole lot going on but maybe there has been activity since then.

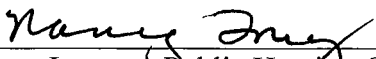
Nancy Lowery-Is there any other comment you would like to make. Damian Ulatowski-No, I just wanted an orientation of it.

The Public Hearing Officer also noted written comments regarding the project have been received as of April 1, 2021. 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 10:08 a.m.

Dated: April 1, 2021

ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Nancy Lowery, Public Hearing Officer