

**Town Board Meeting Minutes  
Town of Onondaga  
November 17, 2025**

The Town Board of the Town of Onondaga met at a regular meeting at 5:00 p.m. on Monday, November 17, 2025, at the Town of Onondaga Town Hall, 5020 Ball Road, Syracuse, New York.

Present:	Supervisor	John P. Mahar
	Councilor	Kathy Fedrizzi
	Councilor	Mary K. Ryan
	Councilor	John Wheatley
Excused:	Councilor	Lisa M. Goodwin
	Town Attorney	Nadine Bell
	Town Engineer	Bill Perrine
	Town Clerk	Janet Hillery

**1. Pledge of Allegiance**

**2. Committee Reports**

**2a) Town Councilor John Wheatley** requested approval for a new member of the Southwood Fire Department, resulting in the following resolution:

**TOWN OF ONONDAGA  
TOWN BOARD RESOLUTION**

The following resolution was offered by Councilor Wheatley and seconded by Councilor Fedrizzi to wit:

**BE IT RESOLVED**, that the Town of Onondaga Town Board approve new member **Alexandros Bouzalas** of Henry Street, Syracuse, who was voted into active membership of the **Southwood Volunteer Fire Department**.

The question of the adoption of the foregoing resolution was duly put to a vote, and the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	-----	---
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared and duly adopted.

**2b) Town Councilor Mary Ryan** reported that the next meeting for the Otisco Lake Watershed Committee, of which she is now a member, will be on December 11, 2025.

**3. Jon Diaz Community Center – SEQR Resolution**

**Town Attorney Nadine Bell** introduced the following resolution, which was enacted as follows:

**RESOLUTION OF THE TOWN BOARD  
OF THE TOWN OF ONONDAGA  
SUBDIVISION, AREA VARIANCE, SITE PLAN AND SPECIAL PERMIT APPROVAL FOR PROPOSED  
COMMUNITY CENTER PROJECT  
(Jon Diaz Community Center, as Applicant)  
SEQR NEGATIVE DECLARATION RESOLUTION**

Supervisor Mahar moved and Councilor Ryan seconded the following Resolution, which was carried as recorded below:

WHEREAS, the Jon Diaz Community Center and Aldi, Inc. (as “Applicant” and “Owner,” respectively) relative to a parcel of land containing 4.9 acres, situated to the rear of 6111 South Salina Street, in the Town of Onondaga, County of Onondaga, located in the Neighborhood Shopping-Nedrow Zoning District, has applied to the Town of Onondaga for the following land use approvals to construct,

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operate and maintain a two-story, 38,000 square foot community facility will support a range of recreational, educational, and social programs for the community, and will include parking facilities, child care services, an indoor weight-lifting gym, indoor track, basketball/paddle courts, an ancillary outdoor playground, and a gymnasium: (1) *subdivision* of said parcel into two lots; (2) *area variance* relief to create a landlocked parcel without road frontage and to reduce the required parking; (3) the issuance of a *special permit*; and (4) *site plan* review; and

WHEREAS, to avoid segmentation of the proposal's environmental review, upon receipt of the applications for the aforementioned land use approvals, the Town of Onondaga Planning Board and the Town of Onondaga Zoning Board of Appeals consented to Town of Onondaga Town Board serving as Lead Agency; and

WHEREAS, in accordance with the State Environmental Quality Review Act ("SEQRA"), on September 15, 2025, the Town Board made the following initial SEQRA determinations:

1. That the proposed action is a Type I Action;
2. That the Town Board shall act as Lead Agency status in connection with the SEQRA review for this project;
3. That the Onondaga County Planning Board, New York State Department of Environmental Conservation, the Dormitory Authority of the State of New York, New York State Empire State Development, New York State Parks, Recreation & Historic Preservation, Onondaga County Water Authority, Onondaga County Department of Water Environment Protection, and New York State Department of Transportation are interested agencies in connection with the SEQRA review; and
4. The action will require the submission of a Long Form Environmental Assessment Form to provide information with regard to the environmental issues pertinent therein; and

WHEREAS, the Town Board of the Town of Onondaga did further direct that notification be provided to all agencies, interested/involved, that it shall be lead agency for this action unless it receives written objection to this determination within thirty (30) days from the date of mailing of such notice; and

WHEREAS, the Lead Agency Designation notice was duly sent to all interested and involved agencies, by letter dated September 23, 2025; and

WHEREAS, the Town Board has either received consent from the interested and involved agencies to serve as Lead Agency, or the statutory time period to object has passed; and  
WHEREAS, the Applicant has submitted a detailed site plan, subdivision and supporting materials prepared by the following design professionals:

1. Boundary and Topographic Survey Map, prepared by C.T. Male Associates, last revised August 14, 2023, and Subdivision Map, New Lots 1A & 1B of the Holmgreen Subdivision, prepared by C.T. Male Associates, last revised July 25, 2025;
2. Sheet L-100, "Site Preparation Plan," prepared by VIP Structures, last revised October 6, 2025;
3. Sheet L-101, "Erosion and Sediment Control Plan," prepared by VIP Structures, last revised October 6, 2025;
4. Sheet L-200, "Grading, Drainage, and Utility Plan," prepared by VIP Structures, last revised October 6, 2025;
5. Sheet L-201, Partial Grading, Drainage, and Utility Plan," prepared by VIP Structures, last revised October 6, 2025;
6. Sheet L-202, "Photometric Plan," prepared by VIP Structures, last revised June 27, 2025;
7. Sheet L-300, "Layout Plan," prepared by VIP Structures, last revised October 6, 2025;
8. Sheet L-400, "Planting Plan," prepared by VIP Structures, last revised October 6, 2025;
9. Sheet L-500, "Details," prepared by VIP Structures, last revised October 6, 2025;

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10. Sheet L-501, "Details," prepared by VIP Structures, last revised October 6, 2025;
11. Sheet L-501, "Details," prepared by VIP Structures, last revised October 6, 2025;
12. Sheet L-600, "Specifications," prepared by VIP Structures, last revised October 6, 2025;
13. Sheet L-601, "Specifications," prepared by VIP Structures, last revised October 6, 2025;
14. Sheet L-602, "Specifications," prepared by VIP Structures, last revised October 6, 2025;
15. Sheet L-603, "Specifications," prepared by VIP Structures, last revised October 6, 2025;
16. Sheet A-101, "Overall Floor Plan – Floor 1," prepared by VIP Structures, last revised June 27, 2025;
17. Sheet A-102, "Overall Floor Plan – Floor 2," prepared by VIP Structures, last revised June 27, 2025;
18. Sheet A-201, "Extr Elevs South & East," prepared by VIP Structures, last revised June 27, 2025;
19. Sheet A-202, "Extr Elevs North & West," prepared by VIP Structures, last revised June 27, 2025;
20. Sheet P-100(C3), "Aerial Access Plan," prepared by VIP Structures, last revised August 6, 2025;
21. Stormwater Pollution Prevention Plan (SWPPP), prepared by RZ Engineering, dated June 27, 2025; and

WHEREAS, the plans submitted have been reviewed by the Town Board; and

WHEREAS, the Onondaga County Planning Board ("OCPB"), pursuant to the provisions of the General Municipal Law Section 239, have issued four (4) resolutions, each dated October 15, 2025, in reference to: (1) the subdivision of the parcel (Case #S-25-33); (2) area variance relief for lot frontage and parking (Case #Z-25-304); (3) the special permit for community center (Case #Z-25-303); and (4) site plan review (Case #Z-25-302); and

WHEREAS, the Applicant has offered additional information and project modifications in response to the OCPB referral responses; and

WHEREAS, for purposes of the Town Board's consideration of the environmental impacts of the project, the Town Board has further considered the potential cumulative impacts of the project to the area and has compared the potential impacts to the criteria identified under 6 NYCRR Part 617 et seq.; and

WHEREAS, the Applicant submitted a Full EAF, dated July 24, 2025, which has been fully reviewed by the Board along with various submissions.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby determines that the proposed action is not likely to result in any significant adverse environmental impacts, such that this Resolution shall constitute a Negative Declaration, for the following reasons:

1. The proposed community center use of the premises (subject to Special Permit) is to be appropriately situated within the Neighborhood Shopping-Nedrow Zoning District;
2. The Applicant provided lighting details/cutsheets for review by the Town Board and Town Engineer; however, as proposed, lighting for the site, as depicted on Sheet L-202, "Photometric Plan," consists of limited exterior lighting which will not impact neighboring properties;
3. The Applicant has submitted a proposed SWPPP for review and approval by the Town Engineer; accordingly, the improvements are not anticipated to cause significant impact to drainage; the Applicant also submitted a "Letter of No Jurisdiction – Freshwater Wetlands," dated May 21, 2025, from the New York State Department of Environmental Conservation, confirming that there are no NYS DEC regulated freshwater wetlands and/

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or adjacent areas identified on the parcel; accordingly, no freshwater wetlands permit is required;

4. Pursuant to the National Flood Hazard Layer FIRMette, the project site is located within an “area of minimal flood hazard,” the amount of disturbance within the floodplain is small and the project does not result in a change of floodwaters or drainage;
5. There will be no significant impacts from noise from the proposed community center as the proposal constitutes a recreational use that is in character with the surrounding uses and there will be no exterior sources of noise/sound except during the construction phase of the project;
6. Appropriate landscape buffering and plantings, as depicted in Sheet L-400, “Planting Plan,” have been proposed by the Applicant to provide screening to neighboring properties and to provide an enhanced aesthetic appeal to the site;
7. Access to the proposed property will be achieved by means of an “Easements, Covenants, and Restrictions Agreement,” entered into by the Applicant and Owner, and in form that has been approved by the Town; which Easements, Covenants, and Restrictions Agreement ensures that permanent, irrevocable, non-exclusive access to the property is maintained and provided into perpetuity;
8. Adjacent to the proposed site is a lot, measuring approximately 75 feet by 148 feet, that is owned by Owner with frontage on the residential street of Pembroke Drive. The adjacent lot contains a separate tax map number and is not a part of the subdivision being considered. The lot is located in the Residential-3 Zoning District. It is the Town Board’s determination that use of a residential lot to provide ingress and egress to a commercial use, resulting in commercial traffic through a residential neighborhood, would be detrimental to the residential character of the neighborhood. The Town Board is further concerned that such a connection will result in use as a “cut through” from South Salina Street and will create unnecessary traffic in the neighboring residential district. The proposed alternative of limiting ingress and egress to the shared access to South Salina Street by the Easements, Covenants, and Restrictions Agreement is a more reasonable approach. Limiting use of the adjacent lot to provide emergency access into the proposed project site creates challenges that far exceed the benefits of such emergency access. The current width of the residential street of Pembroke Drive is 22 feet compared to the width of South Salina Street, which is 44 feet and allows more flexibility in the placement of emergency apparatus and maneuverability of arriving apparatus;
9. In addition, the tight turning radius for emergency vehicles turning on to Pembroke Drive from South Salina Street and again turning into the access into the commercial access into the project site would delay emergency responses when compared to the direct, unimpeded response from the Nedrow Fire Station to the one turn into the proposed community center. Currently, municipal water is located on the south side of Pembroke Drive. Should emergency access be provided off Pembroke Drive it is likely, should an emergency event occur, the first responding engine would lay in from the closet hydrant in front of 116 Pembroke Drive. As a result of the hydrant’s location on the south side of Pembroke Drive, access would be immediately blocked and further access prohibited. To promote and encourage emergency vehicles to respond unnecessarily through a residential neighborhood when there are practical alternatives is not good planning and presents additional hazards to residents;
10. In this regard, the Town of Onondaga has historically been proactive in emergency planning and providing alternative access for emergency responses. During the site plan approval process for Green Hills Plaza, McDonalds, Aldi's Grocery, and the current application, multiple access is provided for emergency access over and in addition to the primary access being considered. Although encouraged by the Onondaga County Planning Board, site access and/or emergency vehicle access from Pembroke Drive is determined to not be in the best interest of current residents or to the proposed development;
11. Discussion has been held regarding the ability to provide “sidewalks” between the “sidewalks” on South Salina Street and the proposed community center. Through the approval process, the Applicant is strongly encouraged to “think outside the box” to provide safe pedestrian access; the Board encourages consideration of a “pedestrian

pathway,” with the objective being to promote and provide walking access to the proposed community center. There is presently no rule, regulation or mandate for traditional, concrete sidewalks to be installed; however, providing “pedestrian access” to the community center is a priority and use of an existing utility easement for such purpose is actively being proposed and considered by the Applicant and Owner;

- 12. The Board has reviewed the potential impacts of traffic and parking in the area; notably, the Applicant has submitted its proposed “Layout Plan,” Sheet L-300, to the New York State Department of Transportation to confirm that the existing Owner/ Aldi driveway is suitable for site access. Site access will be subject to New York State Department of Transportation approval;
- 13. Public transportation is available within the vicinity. Currently, there is a handicap bus stop, marked with appropriate signage and actively used south of the proposed shared access with Aldi’s. To require or encourage “enhanced” facilities to serve the project site, result in existing services to Aldi’s to be compromised. The existing facilities, as they currently exist, are a benefit to both the proposed community center use and the Aldi grocery store. The Applicant is encouraged to explore the availability of “front door service” from CENTRO, if able to be accomplished without jeopardizing existing services;
- 14. There will be no anticipated negative impacts on public water or sewer facilities. The Applicant has submitted correspondence from Onondaga County Water Authority, dated July 15, 2025, confirming sufficient water capacity; the Applicant will further be required to contact the appropriate Onondaga County Department for plumbing control to coordinate sewer and water connections;
- 15. There have been no identified negative environmental impacts associated with any protected or unprotected bodies of water, any impacts to air quality or impacts to threatened or non-threatened species of plants and animals;
- 16. The project is located in an archeologically sensitive area; therefore, in accordance with the State Historic Preservation Office/ Office of Parks, Recreation and Historic Preservation’s recommendation, a Phase 1 archaeological survey was prepared by Timonhy J. Abel, PhD;
- 17. There will be no significant impacts to any open space or recreational areas, nor will there be any significant impacts on energy; to the contrary, the proposal will provide additional recreational opportunities for the community; and
- 18. There are no Critical Environmental Areas in the Town that will be impacted by the project; be it further

**RESOLVED**, that this resolution shall be effective as of the date of its filing with the Town Clerk.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	-----	----
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

**Supervisor Mahar** thanked everyone involved, especially Planning Board Chairman Marc Malfitano, ZBA member Ron Ryan, ZBA Chairman John Elleman, and Codes Director Jeffrey Herrick. Supervisor Mahar said it was a lot of work and commended their efforts to ensure the JDCC and the Town of Onondaga and its’ residents were protected in the future.

4. Highway Superintendent’s Report

Highway Superintendent John Smith was present and reported that his department is busy with plowing and salting the roads and are doing their best to pick up any remaining brush piles before the winter.

5. Codes Officer’s Report

Codes Director Jeffrey Herrick reported that the deposit for the bollards for the Electric Vehicle (EV) charging stations to be installed by Goldenboy Contracting, will be issued tomorrow which will allow work to begin at all three locations – The Town Hall, Parks and Recreation/Senior Center and the Town Highway Garage. He also reported there were 7 new permits and 3 fire inspections since last meeting. Mr. Herrick also reported he has spent a good portion of his time on Codes review at the Jon Diaz Center and said it is a big process and hopes to have it completed by the end of next week. Codes Director Herrick also reported that Victoria Rogers and Tucker Geiss will be certified Codes Inspectors by the end of next week, which will bring the number of Codes Enforcement Officers up to four. He also reported that there was an issue at Crazy Daisies where they discovered electrical work was done without a permit or an inspection. He plans on visiting the site tomorrow.

6. Town Engineer’s Report

Town Engineer Bill Perrine reported that pending legal documentation with Counsel and the Developer, they may move to close Crown Pt. Sec. 5B. The Town Highway Superintendent has to submit any newly accepted Town roadways for CHIPS funding by December 8<sup>th</sup>. Discussion took place about the EV charging stations and Codes Director Herrick said once the poles are installed they will be ready for use, and that an app will pop up automatically for users. Codes Director Herrick said that as it stands now, the Town will make about \$4/hr. on each one, when they are in use, and said those numbers can be adjusted. Pictures of all work and signage to be furnished to C&S for NYSDEC compliance on the grant program.

7. Minutes Approval – 11/3/25

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Wheatley and seconded by Councilor Fedrizzi to wit:

**BE IT RESOLVED**, that the Onondaga Town Board approve the meeting minutes of the 11/3/25 Town Board meeting, as prepared by the Town Clerk.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	-----	----
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

8.. Abstract Approval

The following Abstracts were audited and approved for payment on 11/17/2025:

- All General Fund Accounts, Abstract No 22, numbers 1057 through 1100 inclusive, totaling \$165,040.71.
- All Highway Fund Accounts, Abstract No. 22 numbers 449 through 471 inclusive, totaling \$227,289.18.
- All Parks Fund Accounts on Abstract No. 22 numbers 178 through 183 inclusive, totaling \$12,175.50.
- All Consolidated Drainage Accounts on Abstract No. 16, number 34 totaling \$221.69.

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar and seconded by Councilor Ryan to wit:

**BE IT RESOLVED**, that there being no further business to come before the regular meeting of the Town of Onondaga Town Board, the Town Board move into Executive Session, with no action expected.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	-----	---
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

The Town Board moved into Executive Session at 5:36 p.m. The Town Board returned from Executive Session at 6:06 p.m. The following resolution resulted:

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar and seconded by Councilor Wheatley to wit:

**BE IT RESOLVED**, that that the Town of Onondaga Town Board schedule a Public Hearing pertaining to the Assessment Rolls for the Special Improvement Districts to be held on December 1, 2025 at 5:30 p.m.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	-----	---
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

The Regular Meeting and Executive Session of the Town of Onondaga Town Board adjourned at 6:06 p.m.

Janet J. Hillery  
Town Clerk