

# TOWN OF ONONDAGA

## Planning Board

ALFRED J. FULLER  
4564 Cole Road  
Syracuse, NY 13215

DAVID HILLERY  
4832 Breckenridge Run  
Syracuse, NY 13215

TOWN HALL  
5020 Ball Road • Syracuse, NY 13215

MARC A. MALFITANO, Chairman  
5155 Jupiter Inlet Way  
Syracuse, NY 13215

PATRICK BRITT  
401 Broadview Drive  
Syracuse, NY 13215

JAMES HAGAN  
5091 Webster Mile Drive  
Syracuse, NY 13215

### Meeting Conducted at 7:00 p.m. November 10, 2025

#### Present:

Marc Malfitano, Chairman  
Alfred Fuller  
Patrick Britt  
David Hillery  
James Hagan  
Nadine Bell, Attorney  
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:00 p.m.

#### **Re-Subdivision of the Peterson Tract (Previously Buxton-Cedarvale Subdivision)**

Mr. Glen Mihal, Land Surveyor, appeared on behalf of the applicant. An updated plan was presented with changes made as requested. Mr. Mihal explained that the applicant is considering moving and wants to subdivide the majority of the acreage from the parcel with the house on Buxton Road. The new lot created by the subdivision has frontage on Cedarvale Road which also has a home on it. He noted that a variance was granted previously for the lot width, which is less than 225 feet. Chairman Malfitano asked that a notation regarding the variance be added to the final plan.

Mr. Mihal stated that the rear yard setback is 20.5 feet and the side yard is 40 feet. He also noted that there is still a silo located on the property which he will add to the final plan. A public hearing for this matter is scheduled for November 24, 2025. Chairman Malfitano requested that authorization letter from Mr. Montreal be provided authorizing Mr. Mihal to act on his behalf.

The Short Environmental Assessment Form for the Re-Subdivision of the Peterson Tract, signed by Mr. Mihal, and dated November 10, 2025, was reviewed and completed. A motion was made by Mr. Fuller and seconded by Mr. Hagan accepting the Short Environmental Assessment Form, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously.

Mr. Perrine will provide a comment letter. It was noted for clarification that part of Lot 1B will be added to the frontage lot on Buxton and a recombined deed will need to be filed. The remaining land of Lot 1B has to be combined by recombined deed with Lot 1A which has frontage on Cedarvale Road.

### **Abbey Road Subdivision**

Applicants Ms. Deborah Dryden and Mr. Timothy Lanterman appeared before the Planning Board proposing to subdivide their property at 4070 Abbey Road into two lots, each consisting of 5 acres. One lot has an existing house and pole barn and they intend to sell the vacant 5 acre lot to the neighbor to combine with their adjacent property.

It was noted that the house and pole barn were built within the past year. Chairman Malfitano noted that the application stated they are not in the Ag District; however, the property is located in the Agricultural District so the applicant will need to obtain the addresses of all properties within 500 feet of their property so we can notify those owners about the subdivision application. Additionally, a 24 x 36 inch map is required for the next appearance.

It was noted that a subdivision application was submitted and fees have been paid, so Mr. Perrine can review the proposed plan and a comment letter will be done. The applicant should provide the names and address of the owners of properties within 500 feet of the applicant's property to the Codes Office. A public hearing needs to be scheduled but an updated map needs to be provided showing Lot 1 and Lot 2, the acreage, and the correct right of way line. Mr. Perrine will provide a comment letter to the surveyor the applicant may designate so the map can be updated. Once the map is in good form, a public hearing will be scheduled. A legal description of the entire perimeter of the property will need to be provided to the Town Attorney for the notice of public hearing.

Ms. Bell noted that a notation should be placed on the updated plan stating that Lot 2 will be combined with the adjacent property and a recombined deed will be filed within 30 days of the approval and a copy of the filed deed will be provided to the Codes Office as a condition of the subdivision approval.

### **Bonacci Subdivision – Lots 1, 2 & 3**

Mr. Matthew Napierala PE, of Napierala Consulting, appeared with the applicant, Mr. Michael Bonacci. Mr. Napierala stated that they met with the Codes Officer and is he is helping to get the process for the subdivision back on track. They are proposing a 3 lot subdivision of Mr. Bonacci's land on Tucker Road. Lot 1 is a 5 acre parcel in the northeast corner, Lot 2 includes the currently built house and barn and consists of 7.3 acres, and the remaining 70.3 acres will be Lot 3. Mr. Bonacci will maintain ownership of Lot 2 and Lot 3 and he intends to sell Lot 1.

Mr. Napierala provided a letter from the County DOT approving curb cut access and accepting the driveway location for Lot 1. A letter from OCWA was provided stating that there is appropriate water supply for Lot 1 and there is currently water service for Lot 2 and 3. He stated that deep hole and percolation tests were done and converted into septic plans which were submitted to the County Department of Health (DOH). They are currently in the review process with the DOH and there is a minor hang up with the wetland area located in the middle of the land. DOH cannot provide final authorization for the septic plans until the DEC reviews it because of the purple lines wetland area. Ambien Environmental performed a wetland study on the site and they are in the process of completing the jurisdictional report for that wetland and they are hoping to get that submitted to the DEC before the weather becomes too cold. Mr. Napierala indicated that they would like to pursue the subdivision with the knowledge that they have acceptable perc rates and acceptable designs based upon two four bedroom houses, but

they may not have approval until springtime due to the delay with the DEC.

Chairman Malfitano asked that the driveway location for Lot 1 be shown on the plan that is to be filed. A combined driveway for Lots 2 and 3 is being proposed as both lots will continue to be owned by Mr. Bonacci. The driveway comes in on Lot 3 and curves into Lot 2. Easements will be provided. Additionally, it was noted that the water line for Lot 3 is located on Lot 2 so an easement will also need to be created for the water line. Mr. Napierala stated that an access and utility easement will be shown on the plat map. Mr. Bonacci stated that a barn with a 2 bedroom apartment will be built on Lot 3 for his relative.

Chairman Malfitano confirmed that septic plans for Lot 1 and Lot 3 have been submitted. The septic system for Lot 2 was approved previously. Chairman Malfitano noted that there are three accessory structures on Lot 2 and they must be 20 feet off of the side yard and the rear yard needs to be 10% of the lot width to meet the setback requirements. Mr. Bonacci stated that they are animal shelters on skids and can be moved easily to meet the requirements.

Chairman Malfitano noted that with the configuration proposed and shallow depth of the road frontage, the land along Makyas Road likely cannot be further developed. Mr. Bonacci stated that it is pasture for his cows at this time and Lot 3 will contain that piece of land. Mr. Fuller asked if another water service would have to be brought across the road at the time a structure is to be built on Lot 3. Chairman Malfitano stated that they will want a separate meter because it will be considered a separate house so a line will have to be brought across at that time.

Chairman Malfitano stated that Mr. Perrine will provide a comment letter. Mr. Napierala noted that the Department of Health will not approve the septic plan until the DEC signs off on it. Chairman Malfitano stated that we have to know there is a septic approval before the Planning Board can approve the subdivision plan. Mr. Napierala asked if the Town Engineer can review the proposed septic plan noting acceptable percs, acceptable depth to ground water, and acceptable depths to rock. Chairman Malfitano stated that the Town Engineer does not make that determination. We can move the process along and do everything possible, but our Code is very clear that we need a plan approved by the Health Department.

Mr. Bonacci noted that the purple line wetland is not located on Lot 1. He commented that if Lot 1 was independent from Lot 3 then there would not be a need to wait for approval from the DEC for that septic system. Chairman Malfitano agreed and suggested they could start by getting the septic approval for Lot 1. Mr. Bonacci noted that the DEC is not looking at it as Lot 1 because it has not yet been subdivided so they are reviewing the entire parcel.

Chairman Malfitano stated that we are reviewing the proposal as currently proposed, and we need septic approvals for Lot 1 and Lot 3 to get to a final subdivision approval. Mr. Bonacci noted that he has paid for the delineation to be done by the biologist and it has all been submitted to the Health Department. Mr. Napierala stated that the Health Department is finalizing the jurisdictional report and they will make a submittal to the DEC for the determination of the wetlands.

Chairman Malfitano noted that taking everything that has been done, if the wetland is outside the 100 foot buffer where the applicant is proposing to put a leach field, there should not be a problem. Mr. Napierala stated that in his recent experience with the DEC they are being very cautious and they are very busy and slow and getting the answers has been difficult. They filed the purple line JD and they circumvented that as well by having a biologist go out to the site.

They are anticipating that the DEC may consider the property an area of unusual importance. The DEC would not allow the DOH to send the letter out until they review it. They will now have their biologist talk directly to the DEC to try and get an answer on the JD immediately.

Mr. Bonacci stated that he is willing to just subdivide Lot 1 at this time because the wetland is located on Lot 3. Chairman Malfitano asked what the acreage of the wetland area is. Mr. Napierala stated it is approximately 10,000 square feet. Mr. Bonacci explained that the wetlands have been shown since he purchased the land. He also noted that the biologist was very conservative when marking the lines because the DEC is very particular.

Chairman Malfitano stated that this matter cannot advance in the process until there is adequate determination on the septic approval. If a public hearing were to be conducted it could be held open. They will continue working with the DOH and Mr. Perrine in the meantime. This matter will be placed on the November 24, 2025, Planning Board agenda and they will excuse themselves if they are not ready to appear.

Chairman Malfitano asked that a new file be created naming this the Bonacci Subdivision Lots 1, 2 and 3.

### **Woodland Hills Subdivision**

This matter was withdrawn from the agenda at the request of the applicant.

### **Planning Board Minutes**

A motion was made by Mr. Britt, seconded by Mr. Hillery, that after minor changes, the Board approve and accept the meeting minutes of the October 27, 2025, meeting. The motion passed with Chairman Malfitano abstaining.

A motion was made by Mr. Fuller, seconded by Mr. Hillery, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 8:22 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary