

# 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.  
December 8, 2025**

Present:

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

Chairman Malfitano called the Planning Board to order at 7:04 p.m. noting that Mr. Britt is excused.

### **Aldi Inc. Subdivision**

Having received proof of publication dated December 2, 2025, of the Notice of Public Hearing in the matter of the Aldi Inc. Subdivision, Chairman Malfitano opened the Public Hearing.

Mr. Vincent Ryan of Keplinger Freeman Associates appeared on behalf of the Jon Diaz Community Center (JDCC). He provided an updated subdivision plan for the property located at 6111 S. Salina Street which shows the pedestrian walkway and the legal descriptions for the full lot and individual lots. Mr. Ryan stated that they received a resolution back from the ZBA granting the frontage and he noted that they have made referrals to the Town Board and the Planning Board in terms of things they would like to see moving forward. Ms. Bell clarified that comments offered by the ZBA are being directed at the Town Board, not the Planning Board.

Chairman Malfitano confirmed that the location of the pedestrian walkway is now shown on both the Site Plan and the Subdivision Plan. It was noted that the pedestrian walkway is located within the utility easement. Ms. Bell explained that the applicant's counsel is working with the owner to confirm how that will be referenced. Attorney John Petosa appeared on behalf of the JDCC. He noted that all the comments and references have been included. He also explained that the easement is now both an access and a utility easement. Chairman Malfitano was hoping that the updated terminology would be noted on the plan that is consistent with the easement. It was noted that the subdivision plan has been updated to show both an access easement and utility easement.

Chairman Malfitano asked that when Mr. Perrine writes his comment letter the references should be the same. Ms. Bell noted that the easement was still being confirmed with Aldi's. Mr. Petosa stated that it has been confirmed and the most current draft will be sent to Ms. Bell.

Chairman Malfitano commented that the access on Pembroke is not on this map because it is not in this chain of title and is a separate parcel. It was noted that the ZBA has not yet issued a special permit but the area variance resolution regarding the frontage has been received.

The following people appeared and offered favorable comments regarding the Jon Diaz Community Center:

- Steve James
- Elise Papaleo
- Lindsay Byrnes
- Jalyn Clifford
- Linda Lopez, ICAN

There were no further questions or comments. Chairman Malfitano stated that the Public Hearing will remain open. The parking variance and the special permit have not yet been issued and we are awaiting the Town Engineer's comment letter. Procedurally, the subdivision can be approved prior to the parking variance and the special permit being granted, however, Chairman Malfitano noted that we are awaiting the Town Engineer's letter so any outstanding items can be considered prior to subdivision approval.

Chairman Malfitano thanked all those who attended the Public Hearing and made comments.

### **Brittany Hills Section 15**

Mr. Tim Coyer of Ianuzi and Romans Land Surveying appeared and presented a plan for Brittany Hills Section 15 which connects the last approved Section 14 with the previously approved Section 10B. He noted that the lots match the preliminary plan, however, he pointed out that Lot 155 was already sold to the neighbors who live in Section 10B. There are a total of 11 lots in the section but 10 of them are owned and controlled by them and one lot was sold by the previous developer.

Chairman Malfitano noted that the construction drawings were received and will be reviewed by Mr. Perrine. Mr. Perrine clarified that he will review the final section plan, the contract drawings and the SWPPP amendment. It was also noted that the alternate procedure is being followed.

### **Taunton Fire Department Subdivision**

It was clarified that this matter involves lands being added to National Grid property from the Taunton Fire Department Subdivision. For future reference, this will be renamed the Taunton Fire Department Subdivision.

Mr. Nolan Kokkoris of Bond, Schoenek & King PLLC appeared on behalf of National Grid along with Mr. Justin Damago of National Grid. Plans were provided for review and Mr. Kokkoris stated that there was an error in the legal description on the map and a corrected version was provided. An existing site plan and proposed site plan were also provided.

Mr. Kokkoris explained that the proposal for this site is the purchase by National Grid of 0.158 acres from the neighboring Taunton Fire Department. The Fire Department currently owns a 9.1 acre parcel that surrounds the National Grid substation on all sites except to the east where Onondaga Boulevard is located. The proposed subdivision involved a triangular piece of land that abuts the National Grid property on the east and is bordered by the road. This will be added to the National Grid substation to allow for improvements to the substation.

Mr. Damago further explained that they are installing pipe line equipment that goes inside the pipe and inspects the pipe from near Beak and Skiff all the way to Taunton. There has to be a place to get the equipment back out of the pipe and that is what will take place on the triangle parcel.

Chairman Malfitano asked if there were going to be some permanent easements that will be added to this property. Mr. Damago explained that the pipeline path will be changing and will now be entering the Fire Station property and a new easement will be needed.

Chairman Malfitano noted that the plan states that the property is zoned R1. Due to the scale of the map he could not determine if it is R1 or part of the Neighborhood Shopping property. He asked the Town Engineer to help make that determination. Chairman Malfitano explained, if it is R1 there is legal frontage on the public road. If it is Neighborhood Shopping it will probably be short. That is an open issue that cannot be resolved without further review.

Chairman Malfitano asked if the driveway location is the proposed driveway location or the existing driveway location. Mr. Kokkoris stated it is the existing driveway location. Chairman Malfitano asked about the notations for signs on the plan. Are they Taunton Fire Department signs or National Grid signs? Mr. Kokkoris stated they are existing Taunton Fire Department signs.

Chairman Malfitano commented that according to the Subdivision Code anything that constitutes a structure is subject to setback requirements of the applicable zoning classification. He referred to the proposed plan and noted that all equipment would have to meet the setback requirements if they are considered a structure. A rectangular area in question was noted to be above grade and is a concrete pad. The triangular area will be finished in gravel in its entirety and is inside the fence line. Ms. Bell asked if there proposal is to go to the boundary. Mr. Damago explained that they will come in underground on the south side of the driveway and once it enters the new fence line it will come above grade and that is where the above grade infrastructure will be located. The pipe will be a distance from the fence line that will allow the technicians to work on it but the exact distance was not known. Chairman Malfitano noted that a plan showing a larger scale is needed because if this is R1 there are setback requirements that apply to this type of structure not limited to a building and the applicant may need a variance from the ZBA if the setback for an proposed structures is not sufficient.

It was noted that the applicant has not filed for a special permit because they are not aware of any special permit requirements. Mr. Kokkoris stated that the use is not changing. Chairman Malfitano noted that the use of a pumping station or natural gas facility is permitted but is subject to a special permit according to Section 285-9.C4. There may have been one in the past; however, since they are modifying the facility they will need to seek a new special permit for this expanded piece. Chairman Malfitano also noted that if the property is zoned Neighborhood Shopping it is the same provision under Section 285-12.C8.

Chairman Malfitano commented that the survey is supposed to reflect all of the existing improvements and all buildings should be shown. He noted that the Fire Department has another building on the property that is not shown on the plan that was put up within the past year. A consent letter from Ed Phelan, Jr., Taunton Fire Department President, dated November 14, 2025, was received permitting National Grid to pursue the subdivision.

Mr. Perrine asked for clarification on the lot line adjustment plan regarding the triangular piece of land shaded in grey and if that is intended to be a stand alone lot. Mr. Kokkoris stated that it will be combined with the existing lot. Chairman Malfitano noted that that will ultimately be a condition of the approval since it is a substandard sized lot. Mr. Kokkoris expressed there is no issue with that requirement.

Mr. Perrine will determine the zoning designation and advise Mr. Kokkoris. Chairman Malfitano advised that they should file a special use permit application. A copy of the corrected plan should be provided to Ms. Bell and a legal description including the entire perimeter should be sent to her for the Notice of Public Hearing. A Public Hearing regarding this matter will be scheduled for January 12, 2026.

Chairman Malfitano asked if there is an equipment layout in a larger scale that can be provided to Mr. Perrine and Ms. Bell.

Mr. Hagan asked if there is an easement for the new transmission line. Mr. Kokkoris stated that the new line is the permanent easement and the easement is 20 feet wide. Mr. Hagan asked that all easements be added to the map including the proposed new easement. It was noted that the Fire Department is aware of the proposed new permanent easement and they also know that there will be some temporary easements for construction as well. Chairman Malfitano noted that there was new construction last year at the facility located across from Harris Road and the Onondaga Road facility was closed last year. Mr. Domago explained that the line coming in from the South is at Harris Road where they were replacing a valve. This new project is the final piece where they will put a receiver in. They will be tying into the Onondaga Boulevard facility as the outlet side of the station and they will be crossing the road to tie into that pipe. The work will be done within this concentrated location and nothing will be disturbed between the Harris Road location and the Taunton location.

### **Planning Board Minutes**

A motion was made by Mr. Hillery, seconded by Mr. Hagan, that after minor changes, the Board approve and accept the meeting minutes of the November 24, 2025, meeting. The motion passed with all in favor.

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 8:15 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary