

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

TOWN HALL
5020 Ball Road • Syracuse, NY 13215

OTEY MARSHALL
112 Whitestone Drive
Syracuse, NY 13215

DAVID HILLERY
4832 Breckenridge Run
Syracuse, NY 13215

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

JAMES HAGAN
5091 Webster Mile Drive
Syracuse, NY 13215

Meeting Conducted at 7:00 p.m. January 12, 2026

Present:

Marc Malfitano, Chairman
David Hillery
James Hagan
Otey Marshall
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 6:59 p.m. noting that Mr. Fuller is excused.

Chairman Malfitano introduced and welcomed Mr. Otey Marshall who was appointed to the Planning Board for a 5-year term replacing Mr. Patrick Britt whose term was up and who was elected as the Town Justice of the Town of Onondaga. Mr. Marshall brings a lot of experience and construction background that will be beneficial to the Planning Board.

Taunton Fire Department Subdivision

Chairman Malfitano noted that the perimeter legal description needed for the Notice of Public Hearing was not received by legal counsel and therefore the Public Hearing for the Taunton Fire Department Subdivision cannot take place.

Aldi Inc. Subdivision

Mr. Vincent Ryan of Keplinger Freeman Associates appeared on behalf of Aldi, Inc. and the Jon Diaz Community Center (JDCC).

Updated subdivision plans were submitted and Mr. Perrine provided a comment letter. Mr. Ryan believes all matters were addressed as requested. Mr. Perrine received a response letter from the applicant today and is currently reviewing it.

Chairman Malfitano noted that the Public Hearing regarding this matter is still open. He asked Ms. Bell if the final agreed upon and approved easement agreement was received. Ms. Bell

stated that it was received but has not yet been filed. Paragraph 5.03 was updated to address damage and destruction of the driveway. The easement agreement was received in final form from the applicant's attorney, Mr. John Petosa, via email correspondence on December 9, 2025.

Chairman Malfitano stated he looked at the ZBA file and he asked Ms. Bell if this approval can be contingent upon the conditions of the ZBA Special Permit. Ms. Bell noted that the Special Permit is already conditioned upon this and typically the subdivision approval would not be contingent upon this as well. Those conditions included that the applicant contact the NYS DOT to review the South Salina Street access, the hours of operation, the school bus turnaround access, and ADA compliance of the sidewalks. This approval is just for the approval of creating the lot so the conditions will be handled differently.

Mr. Hagan asked if there was any response to the letter of January 5, 2026. It was noted that the letter of January 5, 2026, was from the Town Board and the response was still in progress and will be finalized after this meeting.

Chairman Malfitano made a motion declaring the Public Hearing for the Aldi Subdivision to be closed. Mr. Hagan seconded the motion which passed with Mr. Marshall abstaining.

Mr. Perrine noted that all of the technical comments from his letter have been addressed. He noted that they have encouraged the applicant to verify the location of the gas main at the far east side of Lot 1B. The KFA response letter notes their belief that the gas line is on the adjacent property but Mr. Perrine stated that the easement might not be. There are two gas lines shown on the map and it makes sense to take the one off from a technical standpoint. Mr. Ryan noted that according to the surveyor the easement was put into place because of the gas line on the adjacent property. Mr. Perrine noted that the building foundation is roughly 2 feet from the edge of the easement. An additional note could be added or the nomenclature could be changed to reflect that.

Chairman Malfitano made a motion to approve the subdivision of the Aldi, Inc. property based upon a map referencing new lots 1A and 1B of the Holmgren Subdivision based upon a plan prepared by Keplinger Freeman Associates last revised as of January 5, 2016, and subject to the following conditions: 1) It is subject to the final form of the documents entitled Easements, Covenants and Restrictions Agreement the most recent copy of which was forwarded to Nadine Bell as the Town Attorney by email from Attorney John Petosa dated December 9, 2025; 2) The reference to the northern edge for the 30 foot utility easement must reflect a footnote to reference it to the title of the actual easement and as part of the condition we acknowledge that the easement agreement has not yet been filed but it needs to be filed and a copy as filed given to our attorney within 30 days of the filing of the subdivision map; 3) That the proposed sidewalk in fact as a condition of the subdivision approval actually be constructed, at the time of the improvements on Lot 1B, to provide pedestrian access across the property to and from South Salina Street to Lot 1B, that it be of concrete construction, ADA compliant, and that it be maintained in good order and condition and be plowed for snow either by Aldis, the owner of Lot 1A, or the owner of Lot 1B; 4) It is subject to any additional access plans required by the New York State Department of Transportation; 5) The plan contemplates school bus use on the property and if there are any changes to the configuration to Lot 1B as a result of any changes due to school bus access, that it is subject to additional changes and conditions; and 6) Adopting and reaffirming the SEQR determination as previously made by the Town Board under the coordinated SEQR review dated November 17, 2025, and 7) between the applicant and the Town Engineer clear up any questions applicable to the gas line easement on the east side of

the property, due to the very small distance between the gas line as shown and the building improvements, prior to the submission of the map for signature. Mr. Hagan seconded the motion which passed with Mr. Marshall abstaining.

Seneca Ridge PRC

Mr. Brian Bouchard, Project Engineer, of CHA Consultants appeared along with Charlie Brewer on behalf of the applicant regarding Seneca Ridge, formerly Peregrine Landing. They coordinated with the Town Supervisor and held a public informational meeting at OCC where they presented their plans to a variety of stakeholders and members of the public. He expressed that the meeting went very well. There were some questions related to traffic impacts and other things that they are still working through with the Town Board. He explained that a couple of land owners whose properties abut this parcel towards Makyes Road had some very technical questions regarding drainage that leaves their property and how it would be handled, but at large there were no major concerns regarding the changes that they are proposing.

Mr. Bouchard noted that the project was previously approved for single family homes and they are adding the multi-family use that is 1,500 feet away from any of the existing single family homes and facing the OCC frontage. There were some positive comments and members of the Town Board were at the meeting to hear that as well. He felt it was very positive.

Mr. Bouchard noted that since the last Planning Board meeting they have received a response letter from the DOT dated December 18, 2025, having reviewed the traffic impact study. He reviewed the letter and provided a copy for the file. They need to construct the side of the highway and the turning lane that will be entering the Seneca Ridge site, convert the inside lane at OCC to a through lane and re-striping that, stripe the west bound left turn lane to the new leg of the signal which mainly involves re-striping, and modifying the existing traffic signal. Additionally they are asking for some information regarding the capacity of the guide wires. In theory they are confirming that there is no significant impact in terms of the SEQR process, the zone change and the trips that are being added to the roadway network.

Chairman Malfitano noted that he had previously asked for the plan to be revised to include 170,000 feet of neighborhood shopping property that is adjacent from the standpoint that previously those numbers were included in the overall numbers so what is submitted to the DOT remains consistent. Mr. Bouchard does not believe that was included because the traffic study was submitted prior to being asked to do that. They can submit the information and ask for an update in terms of loading capacity. Chairman Malfitano noted that the projects will eventually be connected and also the DOT at the time was going to give conceptual approval to an additional signal. Mr. Bouchard will follow up. He also noted that if the commercial property is ever developed the traffic study will have to be updated.

Chairman Malfitano stated that the applicant's plan still assumes access through Peregrine Way and the traffic study assumes that also. It was never conveyed to the Town. Ms. Bell noted that she reached out to Mark Farchione and made him aware of that. He indicated that he will be looking to it and try to resolve that, however, no timeframe was provided. Chairman Malfitano noted that it is a key issue for access and any easements could also affect the ability to put in the utilities to the north. Mr. Brewer noted that easements were provided to them but they are not sure if they have been filed. Chairman Malfitano expressed that it is critical to get these questions resolved.

In terms of the site plan, Mr. Bouchard explained that not much has changed. He noted that Mr. Hagan had a comment and there was a slight geometry change that was updated and they softened the radius out and blended it into the hillside. Mr. Hagan commented that is what he had in mind.

Mr. Bouchard provided two examples of the architecture for the 60 foot lots and also diagrams with the house footprints including architectural elevations and setbacks. He noted that there are additional iterations of houses that could be built as well, but they wanted to show a couple of examples for preliminary plan approval. Chairman Malfitano thanked Mr. Bouchard for the information and noted that some sample of exterior materials and colors will also be needed. Mr. Hagan noted that there are a lot of similar houses lined up in a row and perhaps there is a way to break that up by mixing in larger lots and having a variety. Mr. Bouchard explained that there are slopes on both sides so it is difficult to have pods of houses together. He also noted that they are currently at 100 lots. It was suggested that they change the mix so there are different looks.

Chairman Malfitano also suggested inter-mixing some sizes. He clarified that there will not be a homeowners association in this development. It was noted that not having an HOA can impact some covenants. Mr. Bouchard noted that he will work with the builder on some restrictions in terms of styles and sizes of sheds. Chairman Malfitano stated that on the 60 foot lots there will be no sheds or fences permitted period. Based upon other developments that have been nicely done, it will make the area look open. The only area in the Town that currently allows 60 foot lots is in R3 in the old part of Nedrow. He commented that was a different time and houses were a different style and size. Given those differences, there is little enforcement and it doesn't look good. Normally there is an HOA, but in this case there has to be some restrictions and covenants.

Mr. Bouchard expressed that these will be high priced houses and to tell someone they cannot have a shed or fence could be an issue. Chairman Malfitano stated that on the 60 foot lots there can absolutely be no sheds or fences because with the small setbacks it becomes difficult. He stated that the larger lots can be discussed. Mr. Hagan suggested that the applicant provide a draft of what the covenants should be and then allow the Planning Board to respond to that. There was a comment about swimming pools. Chairman Malfitano noted that these houses are meant for people who want to downsize or want less maintenance. Having an association ensures that lawns are maintained. Without it there is no enforcement and he is approaching this so it is a real asset to the Town and this is meant to be a positive way to approach it. Mr. Bouchard will work with the builder to develop a draft of the covenants. He asked if there is an example of such a development with privately owned lots. Chairman Malfitano stated that Velasko Village has such restrictions. Mr. Hagan also suggested that the builder could join a future meeting for discussion purposes.

Mr. Bouchard then presented a drawing of the multi-family buildings including a variety of floor plans and building elevations and material labels for the variety of exterior materials they are proposing. Images of the architecture were also provided. He noted that it is smaller but similar to what will be built in Fayetteville. Mr. Bouchard noted that the building footprint did change slightly. Mr. Hagan commented on the wind that goes through that area and he suggested that there should be some screening and buffering at the pedestrian level.

Chairman Malfitano commented that the renderings are attractive. He asked for more details about the materials proposed for the exterior of the multi-family buildings. A sheet with a list of materials and colors as a supplement with a little more detail should be provided.

Mr. Bouchard asked to discuss the progress through the application process. He noted that they have provided the application and the information required for the preliminary plan with the changes to the lot sizes and the addition of multi-family use. He asked if there is enough information to move onto the next step and provide detailed subdivision plans and easement documentations and so forth. Chairman Malfitano noted that the Planning Board was asked by the Town Board to review the proposal in the context of what will be a new legislative act of the Town Board for granting PR zoning approval for this. Chairman Malfitano believes the things we have talked about are criteria under the planned districts. There are a few items still open, but once they are closed the Planning Board will recommend back to the Town Board regarding consideration of the zone change. From an efficiency standpoint, that is the most efficient way for the applicant to know that the zone change is going to be based upon the layout plan that has been submitted. The zone change will be a legislative act by the Town Board. After that, they can seek preliminary plan approval on the subdivision piece of it. Questions asked about access and the easements are important for the zone change and they are necessary for the subdivision.

Mr. Brewer asked if the dedication has to be in place before a recommendation is made to the Town Board. Chairman Malfitano and Ms. Bell indicated that the Peregrine Way dedication does not have to be in place prior to the recommendation to the Town Board. Chairman Malfitano stated that the plan right now contemplates that Peregrine Way will be extended and all of the homes along that side will have access through Peregrine Way. Right now this is questionable because it is private and we have not seen that there is evidence that you can bring utilities down that way let alone traffic or access that will be needed. The owner should have dedicated the road years ago and we need to know it has been worked out. Especially based upon the difficulty in dealing with the Peregrine applicant, it has been a long road. It has been maintained as a private road but the Town has plowed when they should not have. They have been notified that the Town will no longer plow. The owner has not moved very quickly. Chairman Malfitano noted that the Town has been holding \$250,000 and the owner does not seem to be in a hurry to resolve these issues. Because the current applicant is seeking to use Peregrine Way for access and utilities this is a necessary step.

Chairman Malfitano reviewed the outstanding items including the traffic study questions, driveway access, easement for utilities, additional details on the access road radius, covenants and restrictions and the plan for no HOA, and the supplemental materials list for both phases. He also noted that there will need to be a certain number of lots constructed before the multi-family structure is built. Mr. Bouchard noted that all of the roads will have to exist prior to that along with the sewers and utilities.

Chairman Malfitano explained that the recommendation is that this will be a PR rather than a PRC because there is no commercial that is part of this proposal. The memory care facility property will be PRC. The PR will apply only to the property they are acquiring. Ms. Bell noted that the only concern this could bring is if it will require an entirely new SEQR because the SEQR from the first time around was pretty extensive. As long as we can ratify and reaffirm the prior SEQR it should not be an issue. Chairman Malfitano explained that the reason it was previously PRC is because of the land in the front with proposed office buildings and the memory care facility did not fit. But the current proposal is clearly residential use only and

therefore PR and not PRC. He also noted that it is still a substantial change because the density overall is twice what was approved previously because of the apartments. There will be further discussion; however, Chairman Malfitano does not see that as creating a problem for the applicant.

It was noted that the site plan approval will only be for the apartments and will be granted after the subdivision approval. Ms. Bell noted that this process is very detailed and the rest is more procedural. Chairman Malfitano explained that once the zone change is completed the rest will fall into place.

Planning Board New Business

Mr. Hagan then made a motion to appoint Melinda Mayer as Secretary for the Planning Board for the calendar year 2026 in accordance with the approved compensation level set forth in the Town budget. The motion was seconded by Mr. Hillery and passed with all in favor.

Chairman Malfitano made a motion to retain the firm of Costello Cooney Fearon & Fetter, PLLC, as counsel for the Town Planning Board and Ms. Nadine Bell, Esq., of Costello Cooney Fearon & Fetter, PLLC, as Planning Board Attorney for calendar year 2026 in accordance with the compensation level set forth in the Town budget. The motion was seconded by Mr. Marshall and passed with all in favor.

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 December 8, 2025, meeting. The motion passed with Mr. Marshall abstaining.

A motion was made by Mr. Marshall, 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