

**TOWN OF ONONDAGA
Planning Board**

TOWN HALL
5020 Ball Road • Syracuse, NY 13215

Marc A. Malfitano, Chairman
Alfred Fuller David Hillery
James Hagan Otey Marshall

**Meeting Conducted at 7:00 p.m.
June 8, 2026**

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

Chairman Malfitano called the Planning Board to order at 7:02 p.m.

Bonacci Subdivision – Lots 1, 2, & 3

Chairman Malfitano explained that he received an email from the Codes Office dated May 28, 2026, stating that Mr. Bonacci dropped of his subdivision plans to be signed. He reviewed the timing and sent an email to the Town Attorney on May 28, 2026, asking for her interpretation because according to his calculation the Planning Board approved the plan on March 23, 2026, and the Subdivision Regulations requires submission of maps for signing within 30 days. Ms. Bell and Chairman Malfitano agreed that there was a need to reaffirm the prior approval. Mr. Bonacci indicated that the City Planning Commission did not move quickly when approving the 3 mile review.

Chairman Malfitano noted that the motion for approval included three conditions. He asked Mr. Bonacci if the conditions were met on the plans he submitted. Mr. Bonacci indicated that to his knowledge all items were followed. Chairman Malfitano noted that the Planning Board will reaffirm with the same conditions.

Chairman Malfitano made a motion, noting that Mr. Bonacci submitted maps for signature on May 28, 2026, and in reviewing the Subdivision Regulation because the maps were not submitted timely and because the Regulations require that when submitting the final plat the subdivider shall submit the final plan for signature within 30 days which the applicant went past, to ratify and reaffirm the approval that took place on March 23, 2026, based upon what was then a plan last revised March 20, 2026, prepared by Cottrell Land Surveyors PC, subject to the following conditions:

1. The approval is to be revised to reflect a 2 lot subdivision with Lot 1 showing an area of 5.083 acres and Lot 2 will be all of the balance of the lands of Bonacci;
2. A note needs to be appended to the plan near Lot 1 identifying and reciting the septic approval that was issued by the Health Department referencing the plan and the date it was approved by the Health Department;
3. On the sewage disposal field that serves the existing metal barn and 2 bedroom housing unit be modified to remove the word "possible".

Mr. Fuller seconded the motion which passed with all in favor.

Chairman Malfitano noted he would promptly sign the plans and advise the applicant once that is completed.

Cedarvale Ridge Extension – Section E Phase C

Chairman Malfitano explained that Mr. Fowler had submitted his plans including the subdivision map. Mr. Perrine had reviewed the construction plans and provided an extensive comment letter. Mr. Dunkle, P.E. took some time to respond and we now have Mr. Perrine's letter dated June 3, 2026. In the course of the timing, someone lost their surveying license due to retirement. Revisions need to take place on the subdivision plan but the applicant will now need a different surveyor. It was suggested that at this time, we can approve the contract drawings so the applicant can finalize his bidding. It was noted that Mr. Coyer of Ianuzi and Romans is working on the subdivision plans.

Chairman Malfitano noted that each lot will need a septic plan approval from the Health Department before they can get a building permit and the road needs to be put in as well. A forever wild easement needs to be created and Ms Bell will assist the applicant's attorney with the wording prior to the applicant seeking approval of the highway agreement with the Town Board.

Chairman Malfitano made a motion to approve the contract drawings, grading plan and SWPPP amendment, for Cedarvale Ridge Extension, Section E Phase C, as listed below and in Mr. Perrine's letter to the Planning Board dated June 3, 2026, with the condition that the Planning Board Attorney will prepare an easement for the forever wild area in a form that has been used in the past for the same development.

CONTRACT DRAWINGS

- Cover Sheet, dated 2026
- C-1 – Site Plan, dated March 26, 2026, last revised June 2, 2026
- C-2 – Erosion & Sediment Control Plan, dated March 26, 2026, last revised June 2, 2026
- C-3 – Profile, dated March 26, 2026, last revised June 2, 2026
- D-1 – Details, dated March 26, 2026, last revised June 2, 2026
- D-2 – Septic System Details, dated March 26, 2026, last revised June 2, 2026
- D-3 – Details, dated March 26, 2026, last revised June 2, 2026
- Stormwater Pollution Prevention Plan (SWPPP) – Cedarvale Ridge Section E, dated January 2005, last revised July 26, 2005

Mr. Marshall seconded the motion which passed unanimously.

There was general discussion regarding possible agenda items for the June 22, 2026, Planning Board meeting.

Planning Board Minutes

A motion was made by Mr. Hillery, seconded by Mr. Marshall, that the Board approve and accept the meeting minutes of the April 27, 2025, meeting. The motion passed with all in favor.

A motion was made by Mr. Fuller, seconded by Mr. Hagan, 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 7:38 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary