

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID C. BAKER
5577 Bull Hill Road
LaFayette, NY 13084

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

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

LINDA M. CAMPBELL
4929 MacGregor Lane
Syracuse, NY 13215

PATRICK BRITT
401 Broadview Drive
Syracuse, NY 13215

**Meeting Conducted at 7:00 p.m.
October 10, 2022**

Present:

Marc Malfitano, Chairman
Alfred Fuller
David Baker
Patrick Britt
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:00 p.m. noting that Ms. Campbell is excused.

Isgar Tract, Lot C – Re-Subdivision

Mr. Jay Holbrook, Land Surveyor, appeared on behalf of the applicant regarding the Isgar Tract which is located on Young Road. He explained that in 2004 Dave Isgar was the owner. A subdivision was done to add additional property to the lot on which his house is located, creating Lot C3a. Also, Lot C4 was created to correct a prior illegal subdivision. Now the applicant is seeking to subdivide 4 lots out of the remaining land to create 4 building lots, C5, C6, C7, and C8, and to turn over the balance of the land to an adjoining farm.

Chairman Malfitano asked if Lots C1 and C2 predated the current subdivision regulations. Mr. Holbrook responded that they predated the current lot size requirements. Chairman Malfitano asked if the remaining land is under contract to be conveyed as farmland. Mr. Holbrook responded that nothing has been contracted yet because they first wanted to determine if the proposed subdivision would be acceptable to the Planning Board.

Mr. Fuller asked if the area is located on the steep portion of Norton Road. Mr. Holbrook responded that it goes uphill from Abbey Road to Young Road. Mr. Baker asked if the site distance will be an issue. Mr. Holbrook responded that approval from the County for site distance for the driveways has been received.

Chairman Malfitano noted that if this proposed plan moves forward, there will need to be a notation that there can be no further subdivision of the balance of the land due to the irregular nature of the lot. He also stated that the balance of the land should be numbered C9 on the subdivision plan. Chairman Malfitano accepted the proposed sketch plan.

3127 Hogsback Road

Property owner, Mr. Christopher Lilly, appeared before the Planning Board to discuss relocating the lot line of his property. He provided a copy of the property survey and explained that the lot line would be moved in to create a straight line between his property and his neighbor. He stated it will be approximately 9.9 acres to the center line of the road. Chairman Malfitano asked why the line is at an angle. Mr. Lilly explained that there is a ditch line through the property and they followed it. He showed the aerial view on GPS.

Chairman Malfitano explained that relocating a lot line is not an option and that a subdivision application will be required. He noted that this will be a 2 lot subdivision and will require a public hearing. He also explained that as a condition of potential approval, a recombined deed must be filed by his neighbor combining the property with his existing lot.

Mr. Lilly stated that the neighbor may want to keep it as a separate building lot. Chairman Malfitano explained that if the lots are not combined, a perc test will be required and septic approval obtained for subdivision approval. It was noted that the property consists of more than 9 acres and road frontage is adequate. Mr. Lilly will propose both options to his neighbor.

Chairman Malfitano also noted if they do not combine the properties and therefore create a separate incremental lot, park fees will have to be paid as well. If the applicant decides to proceed with the subdivision, a subdivision application will need to be filed, fees paid, and an updated survey will be required. This will be labeled "Re-subdivision of Lot 3 of the Shimp Tract" if it is pursued.

Planning Board Minutes

A motion was made by Chairman Malfitano, seconded by Mr. Fuller, that after minor changes, the Board approve and accept the meeting minutes of the August 22, 2022, meeting. The motion passed with all in favor.

A motion was made by Mr. Fuller, seconded by Mr. Britt, 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 7:25 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary