

# 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 24, 2022

#### Present:

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

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

#### **Cedarvale Ridge - Section E-B**

Mr. Paul Fowler of Paul M. Fowler Development Corporation presented a plan for the proposed revision of the final section of Cedarvale Ridge which goes out to Kasson Road. He presented a letter from a neighborhood representative stating that they would prefer it if the road did not go out to Kasson Road. Mr. Fowler acknowledged the policy regarding single entry roads and he is seeking direction from the Planning Board.

Mr. Fowler explained that the grade going out to Kasson Road is very steep and although preliminary approval was granted, he would prefer to have a hammerhead and not go out to Kasson Road. He noted that it will take a tremendous amount of fill to meet the requirement of the intersection. He is moving forward with the surveying and engineering for the last section and he is seeking guidance as to whether the Town would consider a hammerhead at Lot 39 rather than going out to Kasson Road. If approved there would be one entrance off of Cedarvale Road rather than a cut-through from Kasson Road.

Acting Chairman Fuller noted that he is concerned about having a single entrance road. Mr. Baker asked where the nearest fire department is located. Mr. Fowler responded that it is on Harris Road. Mr. Baker also expressed concern over having a single entrance.

Acting Chairman Fuller asked if Mr. Perrine had any input. Mr. Perrine noted that he believed the purpose of Mr. Fowler appearing at this meeting was to discuss his road milling source and stock piling it onsite. He asked if that subject is off the table. Mr. Fowler noted it would not be necessary if the road is not going out to Kasson Road. Mr. Perrine stated that based upon the current discussion, he would recommend deferring to the fire department and obtain their input regarding access and connectivity.

Ms. Bell noted that we would want something directly from the fire department. It was noted that south of West Seneca Turnpike, Kasson Road is a Town road and north of West Seneca Turnpike it is a County road. Mr. Fowler asked if he should also speak with the Highway Supervisor. Mr. Perrine agreed it would be recommended to speak with the Highway Supervisor.

Ms. Bell asked if Lot 1 and Lot 40 would be built. Mr. Fowler indicated they would be after the hammerhead. It was noted that these are concerns to keep in mind as well as adequate road frontage

and rear code obligations. Mr. Perrine noted that Taunton Fire Department is 2.7 miles away and Howlett Hill Fire Department is 3.8 miles away. He stated he will check the fire district maps and provide Mr. Fowler with the information as to which district represents the subdivision.

Mr. Baker asked where the road millings would be stored. Mr. Fowler indicated the location and noted that it will require hundreds of truck loads to create the intersection but the millings would not be necessary if the hammerhead is approved. Mr. Baker asked if it is customary to have fencing around the millings if that is pursued. Mr. Fowler agreed. Mr. Perrine noted if Mr. Fowler does pursue stockpiling the road millings, a landing off of Kasson Road will have to be built to unload trucks. He also noted if the applicant will be constructing Underwood Lane as they go, they will still need approval to construct that section. Mr. Perrine suggested that the applicant move forward with contract drawing approval for the next section so that there is a highway agreement in place. Mr. Fowler noted that it does not work due to the grade. Mr. Perrine acknowledged that he understands the practicality of it but noted that there is not a mechanism in place to build the next section.

Mr. Perrine summarized that there are two topics; first that the applicant is exploring the route of building a hammerhead and changing the preliminary plan, and second if the applicant still pursues the source of millings the procedure to follow to move forward was discussed.

Acting Chairman Fuller stated that if the applicant is seeking an alternative plan, which is to put a hammerhead in, he should bring more information to the Planning Board for consideration including approval from the fire department and the Highway Superintendent.

### **Mangano Property Subdivision**

Attorney Rocco Mangano, representing the applicant, Anthony Mangano, presented a plan to subdivide the property located at 3189 Howlett Hill Road. He noted that this is a 24 acre parcel with a house located in the front. The proposed subdivision would break out the rear 21.15 acres and create 2 lots, Lot 1 fronting on Howlett Hill Road which includes a house and Lot 2 to the rear. Mr. Mangano noted that he understands that there is a concern about creating a flag lot. He pointed out that the church, St. Thomas Malankara, has a parking area shown on the plan. He noted that it is not their desire to use it as ingress or egress from Howlett Hill Road which he believes is not necessary because there is a legal access on Sheridan Road to the east of the property. Additionally he noted that there is practical access to the property to the west because Mr. Mangano owns the adjacent property which is located in the Town of Camillus.

Mr. Mangano stated that the applicant is seeking to keep the 21.15 acres as forever wild and use it as a buffer to the property he already owns. It may be used for hunting and some logging but there is no desire to develop the property.

Acting Chairman Fuller stated that the lot has to have adequate road frontage on a public highway which it will not have off of Sheridan Road. Mr. Mangano noted that Sheridan Road abuts it. Acting Chairman Fuller agreed that it abuts it but there is not sufficient road frontage. If the applicant chooses to seek an area variance from the Zoning Board of Appeals, Mr. Baker noted that the hardship is self created, which presents an issue for the applicant.

### **Old Towne Estates – Section 1**

Mr. Joe Mueller of JK Tobin appeared seeking final approval for Old Towne Estates Section 1, the location of the 2022 Parade of Homes. He noted that the Parade of Homes was a huge success and 4 of the 7 houses have sold.

Mr. Mueller provided copies of the “Three Mile” approval for Sections 1 and 2 of Old Towne Estates from the City of Syracuse.

Acting Chairman Fuller made a motion based upon a plan dated March 1, 2021, last revised August 17, 2022, and based upon Mr. Perrine's letter dated October 20, 2022, which highlighted the following changes:

- General Ellis Road has been revised to Belnapp Drive;
- OCWA is now requiring an additional 10" wide utility easement beyond the road ROW for the public water mains in various locations;
- Lot Numbers 8, 9 & 64 were moved from Section No. 2 to Section No. 1. The temporary turn-around, public utilities and easements were all modified and extended further east accordingly.

Reaffirm and ratify the prior SEQR determination, waive any further public hearing, and grant final approval of Old Towne Estates Section 1. Mr. Baker seconded the motion which passed with all in favor.

### **Planning Board Minutes**

A motion was made by Acting Chairman Fuller, seconded by Mr. Britt, that after minor changes, the Board approve and accept the meeting minutes of the October 10, 2022, meeting.

A motion was made by Acting Chairman Fuller, seconded by Mr. Baker, 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 7:37 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary