

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.
February 27, 2023**

Present:

Marc Malfitano, Chairman
Alfred Fuller
David Baker
Patrick Britt
Stacy Marris, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:02 p.m. noting that Ms. Campbell is excused.

Old Towne Estates – Section 2

A letter from the Town Engineer dated February 9, 2023, was received which indicated that the applicant will be proceeding with Section 2 of Old Towne Estates using the alternate procedure. The applicant had prepared contract drawings for the entire project at the onset and the Town Engineer reviewed them. With confirmation of current review by the engineer having been received, the contract drawings pertaining to this section will be noted as part of the preliminary approval for Section 2.

Chairman Malfitano made a motion to accept and approve the Preliminary Plan for Old Towne Estates Section 2 dated January 30, 2023, based upon the applicable construction drawings as listed below, ratify and reaffirm the prior SEQR determination, and based upon this motion the applicant can now move forward with the alternate construction approval. Mr. Fuller seconded the motion which passed with all in favor.

Contract Drawings

- Title Sheet, Old Towne Estates, last revised February, 2022
- Sheet 2 of 19 – General Plan & Notes, dated October 13, 2020, last revised February 18, 2022
- Sheet 5 of 19 – Phase 2 Grading & Erosion Control Plan, dated October 13, 2020, last revised February 18, 2022
- Sheet 6 of 19 – Phase 2 Roadway & Utility Plan, dated October 13, 2020, last revised February 18, 2022
- Sheet 13 of 19 – Roadway & Utility Profiles & Roadway Details, dated October 13, 2020, last revised March 3, 2021
- Sheet 14 of 19 – Roadway & Utility Profiles, dated October 13, 2020, last revised last revised February 18, 2022
- Sheet 17 of 19 – Storm & Sanitary Sewer Details, dated October 13, 2020, last revised March 3, 2021
- Sheet 18 of 19 – Stormwater Management Details, dated October 13, 2020, last revised

March 3, 2021

- Sheet 19 of 19 – Erosion Control Details, dated October 13, 2020, last revised March 3, 2021

Re-Subdivision of Lot 1 of the Charles Luchsinger Subdivision

The applicant, Charles Luchsinger, provided a revised plan to subdivide his property located on Abbey Road. The revised plan shows two new lots along the road frontage on Abbey Road, essentially being divided in half. The proposed driveway locations on each side of the property line were submitted to the County and approved. Mr. Luchsinger explained that the south property line for Lot 1B will be parallel to the existing building lot and slightly adjusted, adding approximately 75 feet to the back property line making that lot 2.73 acres.

Mr. Luchsinger stated that the proposed subdivision is for 2 lots approximately the same size with approved driveways for each lot. Perc tests are in progress. Chairman Malfitano asked if perc tests were being done on Lots 1A and 1B. Mr. Luchsinger said that they are percing Lot 1B because that will be a building lot. Chairman Malfitano asked if there was fill put on Lot1B. Mr. Luchsinger stated that the area with the fill is located near where the lot line will be and probably would not perc but the perc testing is being done about half way between the existing barn and the road and also closer to the barn. He also noted that the septic plan will come later. He stated that he wants to be sure that the property lines and driveway distance is favorable to the Town and meets the requirements.

Mr. Luchsinger asked if there is any concern about the additional 75 feet added to the back of the lot. Chairman Malfitano stated that conceptually there are no problems as long as the width at the building setback line is still at least 225 feet. He noted that it is approximately 305 feet at the road so it should be sufficient. Mr. Luchsinger stated that the lot width for each lot easily meets the requirement at 303 feet. Chairman Malfitano clarified that it is the lot width at the building setback line that must meet the requirement.

Chairman Malfitano accepted the plan as a sketch plan and advised the applicant to submit a subdivision application and complete the perc testing on Lot 1B. He also noted that a perimeter legal description of the entire 60+ acre property will be needed by the Town Attorney for the purpose of publishing a Notice of Public Hearing. Chairman Malfitano also stated that a requirement of the applicant's previous subdivision of property conveyed to Mr. Cherchio was that a recombined deed be filed with the County within 30 days of approval and a copy be provided for our records. There is not a copy in our file and it is the applicant's responsibility to obtain a copy of the filed deed. That subdivision was approved contingent upon the lot being combined with Mr. Cherchio's land.

Chairman Malfitano stated that this subdivision will be named the Re-Subdivision of Lot 1 of the Charles Luchsinger Subdivision.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Britt, that after minor changes, the Board approve and accept the meeting minutes of the February 13, 2023, meeting. The motion passed with all in favor.

A motion was made by Mr. Britt, seconded by Mr. Fuller, 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 7:33 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary