

Town Board Meeting Minutes
Town of Onondaga
June 02, 2025

The Town Board of the Town of Onondaga met at a regular meeting at 5:00 p.m. on Monday June 2, 2025, at the Town of Onondaga Town Hall, 5020 Ball Road, Syracuse, New York.

Present:	Supervisor	John P. Mahar
	Councilor	Kathy Fedrizzi
	Councilor	Lisa M. Goodwin
	Councilor	John Wheatley
	Councilor	Mary Ryan
	Town Attorney	Nadine Bell
	Town Engineer	Bill Perrine
	Town Clerk	Janet Hillery

1. Pledge of Allegiance

2. Public Comments

Town Resident **Susan Fisher** was present and asked if the Town has heard back from the Department of Agriculture and Markets regarding the proposed Bussey/Norton Water district. Town Engineer Bill Perrine replied that he and Town Attorney Richard Andino spoke with Judy Littrell of the Department of Agriculture and Markets today, and that the project cannot move forward without some form of adoption of lateral restriction. He stated that the Town’s goal was to ensure that future EDU’s (users) could be added. Mr. Perrine stated that he did get clarification that the lateral restriction allows water service for up to 4 residences from any tract or parcel of land which has been subdivided after the date of filing of the *notice of intent*. He also said that the Department of Agriculture and Markets have the authority to grant a hardship application explaining that if someone builds a home after the NOI is filed, drills a well, doesn’t have any yield, and documents the well’s lack of water, they may file an application with the Town to connect to water service and be removed from the restrictions.

Mr. Perrine acknowledged that the Town Board was not ready to act at this meeting and this will be revisited at possibly the next meeting. Mr. Perrine stated that this is to protect the Agriculture District lands from mass residential development and noted that the wording provided by the Department of Agriculture and Markets is confusing.

3. Community Guest – Latavius Murray - Jon Diaz Community Center

Former NFL player and Jon Diaz Community Center founder, Latavius Murray, was present. Mr. Murray stated that he was a past resident of the Onondaga Hill and Nedrow areas, and a former student of the Onondaga Central School District. He stated that in 2022 he began the foundation for the Jon Diaz Community Center, and since receiving the donation of land from Aldi’s, things escalated quickly. Donations to date include \$2,000,000 from Onondaga County, \$2,500,000 from Pamela Hunter, \$3,000,000 from ESD, and additional funding from Rachel May and the Parks and Recreation. He stated that things are progressing quickly, and he is confident that they can break ground a year from now. Mr. Murray stated that one of the reasons for attending tonight’s meeting is to officially announce their Utica based partner, ***I-Can***. ***I-Can*** will serve as an operating partner, and based on their track record also offers sustainability. Town Councilor Kathy Fedrizzi asked what the original goal for this project was, and Mr. Murray responded that it was \$16,000,000. Town Councilor Mary Ryan stated that as an OCS graduate herself, she is proud of Mr. Murray’s success and that this type of project is much needed, benefiting people in outlying districts as well as the Onondaga Central School District. Representatives of ***I-Can*** and ***VIP structures***, the architectural firm for the project, were in attendance and presented renderings and a video of the proposed project. The plans include a basketball court, day-care, locker rooms, showers, indoor playground, a second-floor track around the gym, a fitness room, community room, a youth lounge and outdoor space for recreational sports.

Supervisor Mahar asked ***I-Can*** CEO, Steve Bulger, what the plan for sustainability is. Mr. Bulger replied that it will come from a mix of funding sources which include membership, childcare fees, relationships with the County, and from billing insurance for their services. Supervisor Mahar also offered up the Town Hall to be used for future meetings if the need arises.

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4. Codes Officer's Report

Codes Officer Ron Ryan was present and reported that the Town has received a request for an amended site plan from Mr. Gratien for the location of a food truck on the Green Hills Plaza property.

Councilor Goodwin asked if this will allow for only one food truck, or can they be changed out. Attorney Bell replied that this will allow for a variety of different food trucks, but only **one at a time**.

Supervisor Mahar stated that all of the permitting will be done at the County level and that the Town's responsibility is to make sure the vendor has all of the necessary permits. Codes Enforcement Officer Ryan stated that in Onondaga County, the food trucks are inspected annually by the County. The County Codes Enforcement Officer has the vendors bring the trucks to the County Emergency Management to be inspected. All municipalities within the County recognize the County's approval, which is overseen by the Food Truck Association.

Town Attorney Nadine Bell outlined the following resolution:

**TOWN OF ONONAGA TOWN BOARD
RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL
SYRACUSE HEIGHTS
JUNE 2, 2025**

WHEREAS, Syracuse Heights Associates, LLC ("Syracuse Heights"), the owner of property situated at 6003 South Salina Street ("Property"), more commonly referred to as the "Green Hills Plaza," has applied to the Town of Onondaga Town Board for amended site plan approval to allow one mobile food truck to operate in the northwestern corner of the existing parking lot; and

WHEREAS, the Town of Onondaga Town Board granted Keith G. Hawkins and Mary K. Hawkins, predecessors in title to the Property, site plan approval and entered into a Covenant to Run with the Land ("Covenant"), dated September 6, 1977, subject to certain enumerated conditions; and

WHEREAS, the Town Board granted amended site plan approval on or about June 6, 2011, to approve changes to on-site stormwater drainage channel to address flooding on the Property and surrounding properties; and

WHEREAS, the Town Board granted amended site plan approval or about August 5, 2024, to allow the installation of an ATM, measuring 9.5' high with a 6.5' wide canopy protruding over the drive-through lane, along a planting island along the northern boundary of the parking lot; and

WHEREAS, as proposed, there will be no physical changes to the existing parking lot and stormwater facilities; and

WHEREAS, Volume 6 N.Y.C.R.R., Section 617 of the Regulations relating to Article 8 of the New York State Environmental Conservation Law, requires that as early as possible an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, no other agency has the legal authority or jurisdiction to approve a site plan in the Town of Onondaga, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (SEQRA) with respect to the amended site plan application; and

WHEREAS, this Board has reviewed the short environmental assessment form ("EAF"), dated May 20, 2025, completed and submitted by the applicant with respect to the proposal; and

NOW, THEREFORE, upon motion made by **Councilor Goodwin** and seconded by **Councilor Wheatley**, it is

RESOLVED, the Town Board shall act as lead agency in this matter and, upon review of the Short EAF, dated May 20, 2025, does further determine that the proposed project is an Unlisted Action that will not have a significant effect on the environment, thus rendering a negative declaration pursuant to SEQRA for this project; be it further

RESOLVED, that the Town Board of the Town of Onondaga hereby approves the proposed location of the mobile food truck as depicted on the plan titled “Lands of Syracuse Heights Associates, LLC,” dated May 11, 2024, prepared by SeGuin Land Surveying, PLLC; and it is further

RESOLVED, that the Town Board hereby conditions its approval as follows:

- The applicant is prohibited from placing or situating picnic tables on the Property for use by mobile food truck patrons;
- Operation of the mobile food truck is permitted on an annual basis from April 1 through December 1;
- Storage of the mobile food truck on the Property is prohibited from December 2 through March 31;
- The hours of operation for the mobile food truck shall be consistent with the Green Hills Plaza’s hours of operation; and
- The applicant shall obtain any and all licenses and permits required by the State of New York and Onondaga County Health Department.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

5. Committee Reports

5a) **Town Councilor Lisa Goodwin** requested the following resolution:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Goodwin who moved its adoption, seconded by Councilor Fedrizzi to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve a refund to Mark Bosell who was erroneously charged \$100 by a former Codes Officer for permit number 13409, for the property at 4975 Aitchison Road.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Councilor Goodwin also reported that she received word today from Pamela Hunter’s Office that the bill for the proposed **Southwood Park district** has gone through the Local Governments Committee, the NYS Assembly and is now on its way to the Ways and Means Committee. This bill would be to change the legislation to allow the land owned by the Jamesville-Dewitt School District to be rented by the Town of Onondaga to form the Southwood Park District. She is awaiting word from Senator May’s office for an update on their end.

5b) Town Councilor Mary Ryan requested the following resolution:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Ryan who moved its adoption, seconded by Councilor Wheatley to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve new member Quamiar Evans of Syracuse who was approved by the Onondaga Hill Fire Department.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Councilor Ryan also provided an update on the South Onondaga flooding issue, reporting that she and Councilor Wheatley met with Aaron McKeon of the Onondaga County Regional Planning and Development Board on Thursday, about writing and preparing a grant application for \$50,000 to have an engineering study done which is in a federal flood plain. She plans on walking the area with **Councilor Wheatley** and **Town Engineer Bill Perrine** sometime in June. Councilor Ryan stated that the application has to be completed by the end of July. She stated that the area she is referring to is the lower portion of South Onondaga, and the problem has been exacerbated with all the rain we’ve had this spring. Town Engineer Bill Perrine stated that the DEC permit will need to be obtained and should be included as part of the application. If awarded, the permit can be paid for with the grant monies.

5c) Town Councilor Kathy Fedrizzi, requested the following resolutions:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Fedrizzi who moved its adoption, seconded by Supervisor Mahar to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the appointment of Rosemary Riley as Secretary to the Town of Onondaga Zoning Bord of Appeals, effective 4/15/25 with a term expiring 12/31/25.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Fedrizzi who moved its adoption, seconded by Councilor Ryan to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the position change for John Raflowski from Codes Inspector at a rate of \$25/hr., to Codes Enforcement Officer at a rate of \$35/hr.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

6. Highway Superintendent’s Report

Supervisor Mahar requested the following resolution on behalf of Highway Superintendent John Smith, who was excused due to Highway School training:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Ryan who moved its adoption, seconded by Councilor Goodwin to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the road closure from 4713 Setting Sun Terrace to Fawn Hill to accommodate a block party on July 26th from 12pm-9pm.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Supervisor Mahar also requested the following resolution as a follow up to the last meeting, in which Highway Superintendent Smith reported that they were in need of a new truck. Luckily, a cancellation of an order from another municipality occurred which made this new vehicle available, which would have otherwise taken two years to obtain. The following resolution resulted:

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar who moved its adoption, seconded by Councilor Fedrizzi to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the purchase of a 2025 Chevy 3500 crew cab plow truck, in the already budgeted amount of \$60,224.43.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Supervisor Mahar also reported that the Highway Department is doing brush pick-up, ditch work, roadside mowing, and concrete work in preparation for upcoming paving projects. Supervisor Mahar commended the Highway Department on what a great job they have done this year.

7. Parks and Recreation Director’s Report

Parks and Recreation Director Charry Lawson was present and requested the following resolution:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Goodwin who moved its adoption, seconded by Councilor Wheatley to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the hiring of Payton Mahaney for the position of Site Supervisor for the summer program at Santaro Park, with a start date of 6/3/25 at an hourly rate of \$19.00.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Parks Director Lawson also reported that she has been partnering with different community groups, one of which is Baltimore Woods Nature Center. Ms. Lawson said that they will be using Santaro Park to educate Syracuse City School District children about nature and the outdoors, as the park they usually use is not available. She stated that this will be taking place on 8 different dates beginning in June. Ms. Lawson also reported that the Onondaga Free Library will be presenting a theatre show put on by the Merry-go-Round Theatre on July 31st at Santaro Park as part of the library’s reading program. This will be in conjunction with the day-camp, so the children will be able to see that. Ms. Lawson also stated that the Senior Art Show is at the Library this month, with a reception to be held June 18th from 4-6pm.

8. Attorney’s Report

Town Attorney Nadine Bell reported that she has received a contract for Storke, LLC for the EV Charging Stations but would like to hold off on acting on that as she has a concern over the lack of a provision for insurance. Attorney Bell added that Storke, LLC is owed the entirety, even if the Town does not receive the grant. Supervisor Mahar stated that it took three years for the State to review this, and he thinks that holding off until we can achieve a comfort level with insurance provisions would not be an issue.

9. Engineer’s Report

Town Engineer Bill Perrine reported that he has received confirmation that the Minority & Women-owned Business Enterprise (MWBE) participation goals have been met for the Town’s EV Charging Stations project. He also reported that the storm and sewer drainage is being installed in the Green Hills Manor subdivision. Mr. Perrine also reported that OCWA is finished with their work and the subbase for the road and underdrain is underway at the Woodridge Heights subdivision. He also reported that the sewers are almost complete in the Crown Pt. Section 4, and a map re-filing will be completed in the next couple of weeks in Old Towne Estates.

Town Engineer Perrine also reported that he received a call from the Town of Dewitt regarding Hummel Estates. He stated that the Town of Onondaga Town Board passed a resolution on 6/21/21 authorizing the connection and addition of 29 new lots resulting from the proposed Hummel Estates subdivision. There are 182 existing residential units connected to the Town’s sewer that are in the Barker Hill Sewer District in the Town of Dewitt. Mr. Perrine told the Town of Dewitt representative that he would confirm with the Town of Onondaga Town Board that as long as additional units have not

come online since 2021, which he feels is unlikely, the resolution is still valid. Mr. Perrine asked if the Town Board is still comfortable with moving forward, and Supervisor Mahar confirmed that yes, it is.

10. Minutes Approval – 5/19/25 TBM

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Wheatley and seconded by Councilor Fedrizzi to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the meeting minutes of the 5/19/25 Town Board Meeting as prepared by the Town Clerk.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Abstained	----
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

11. Abstract Approval

The following Abstracts were audited and approved for payment 6/2/2025:

- All General Fund Accounts, Abstract No. 10, numbers 457 through 512 inclusive, totaling \$57,446.32.
- All Highway Fund Accounts, Abstract No. 10, numbers 205 through 218 inclusive, totaling \$45,658.53.
- All Parks Fund Accounts on Abstract No. 10, numbers 59 through 68 inclusive, totaling \$1,088.99.
- All Sewer Accounts on Abstract No. 10, numbers 15 through 16 inclusive, totaling \$167.49.
- All Trust & Agency Accounts on Abstract No. 6, number 10, totaling \$20,856.67.
- All Fire Protection Districts on Abstract No. 6, number 24, totaling \$9,690.00.

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar and seconded by Councilor Goodwin to wit:

BE IT RESOLVED, that there being no further business to come before the regular meeting of the Town of Onondaga Town Board, the Town Board meeting is hereby declared to be closed.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Mary K. Ryan	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

The regular meeting of the Town Board of the Town of Onondaga was adjourned at 5:42 p.m.

Janet J. Hillery
Town Clerk