

# TOWN OF ONONDAGA

## Planning Board

ALFRED J. FULLER  
4564 Cole Road  
Syracuse, NY 13215

DAVID HILLERY  
4832 Breckenridge Run  
Syracuse, NY 13215

TOWN HALL  
5020 Ball Road • Syracuse, NY 13215

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

PATRICK BRITT  
401 Broadview Drive  
Syracuse, NY 13215

JAMES HAGAN  
5091 Webster Mile Drive  
Syracuse, NY 13215

**Meeting Conducted at 7:00 p.m.  
May 12, 2025**

### Present:

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

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

### **Norton Road Subdivision**

Having received proof of publication dated May 6, 2025, of the Notice of Public Hearing in the matter of the Norton Road Subdivision, Chairman Malfitano opened the Public Hearing.

Mr. Tim Coyer of Ianuzi and Romans Land Surveying provided an updated plan which addressed the Planning Board's comments from the prior meeting. He stated that this property is located at the corner of Norton Road and Abbey Road. There are currently 4 existing tax parcels and the larger parcel will be subdivided into 2 lots and combined with the 2 parcels that front on Norton Road. Mr. Coyer stated that he revised some of the notes on the plan at the request of Mr. Perrine.

Chairman Malfitano commented that the owner of Lot 3A also owns Lot 3B and they will combine the two lots. It was also noted by Ms. Bell that the Agriculture District Notices were sent out. There being no further questions or comments, Chairman Malfitano closed the public hearing. The final comment letter from Mr. Perrine dated May 12, 2025, was added to the file.

Chairman Malfitano made a motion to approve the preliminary plan for the Norton Road Subdivision based upon a plan prepared by Ianuzi and Romans Land Surveying P.C., last revised May 12, 2025, waive further public hearing, and grant final approval. Mr. Fuller seconded the motion which passed with all in favor.

### **Contemporary Clusters Subdivision**

This matter was listed on the agenda mistakenly.

### **Omelian Subdivision**

Mr. and Mrs. Cullen appeared before the Planning Board. Chairman Malfitano explained that when the plan was filed for Cedarvale Ridge there was a condition for one lot that was subdivided requiring that the two adjoining owners were to file recombined deeds within 30 days. The recombined deed was filed in April of 2025. It was noted that the subdivision was approved in 2020.

An updated map was provided for review. Chairman Malfitano asked if the applicant had completed the approvals with the Codes Office pertaining to the pool. He indicated that it was inspected but not closed. He was advised that once the subdivision is approved there will be no need for the variance. The applicant indicated that an application was submitted. The Short Environmental Assessment Form could not be located in the file.

A public hearing regarding the Omelian Subdivision was scheduled for June 9, 2025. Ms. Bell will use the prior subdivision map for the legal description for the Notice of Public Hearing. Chairman Malfitano verified that the description located in the file includes the combined deed and can therefore be used for the publication of the notice.

The Short Environmental Assessment Form dated March 28, 2022, for the Omelian Subdivision was reviewed and completed. A motion was made by Mr. Hagan and seconded by Mr. Fuller accepting the Short Environmental Assessment Form, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously.

Chairman Malfitano stated that a formal comment letter from the Town Engineer will be provided.

### **Michael Bonacci Subdivision**

Mr. Bonacci appeared before the Planning Board and provided a proposed plan to subdivide a 3 acre lot off his property located on Tucker Road. There is a house located on the property which the applicant currently resides in. Chairman Malfitano asked if he paid a park fee for that when he purchased the property. Mr. Bonacci indicated that he went through the building permit process and application and he paid all fees that he was advised to pay. It was noted that the property was previously owned by the school district. Chairman Malfitano noted that there was a piece carved out behind the Nakowski's. Mr. Bonacci stated that already existed before he purchased the property.

It was noted that there is a buyer for the property that is being subdivided out of Mr. Bonacci's property. He stated that the perc test has been done but the septic design has not yet been submitted to the County Health Department. Chairman Malfitano noted that we will need to see the approval of the final submitted plan. Additionally, the water line is on the other side of Tucker Road and more details should appear on the plan. The Town Engineer will need to review the plan and will provide a comment letter.

The Short Environmental Assessment Form dated April 30, 2025, for the Michael Bonacci Subdivision was reviewed and completed. A motion was made by Mr. Hillery and seconded by Mr. Hagan accepting the Short Environmental Assessment Form, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously.

It was noted that this matter will not require a referral to the County Planning Board. A public

hearing for this matter was scheduled for June 9, 2025. Ms. Bell asked that the applicant have the surveyor provide a legal description of the parcel in its entirety to her via email.

### **Woodland Hills Subdivision**

Mr. Scott Freeman, landscape architect, provided a proposed plan for Woodland Hills Subdivision, a 6 lot subdivision which consists of 5 building lots and the remaining lot being combined with the front lot to avoid a land locked parcel.

It was noted that the Town Board passed a resolution accepting the right of way which is less than 60 feet. Chairman Malfitano explained that the piece of property that fronts on West Seneca Turnpike is and has been a separate tax parcel. The sixth lot will be combined with that parcel. It was noted that a referral to the Onondaga County Planning Board is required due to the proximity to West Seneca Turnpike.

The Short Environmental Assessment Form dated April 17, 2024, signed by Michael Harper, Jr., for the Woodland Hills Subdivision was reviewed and completed. A motion was made by Mr. Hagan and seconded by Mr. Hillery accepting the Short Environmental Assessment Form, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously.

Mr. Hagan asked about the plan for storm drainage. Mr. Freeman indicated that there is one infiltration basin and a series of swales overflow off site. The drainage plan was reviewed and discussed. It was noted that for one infiltration basin an easement for maintenance will be granted to the Town and the smaller wet swale will remain private. A private storm water maintenance agreement will have to be entered into between the property owner and the Town for the basin as a condition of approval. An easement for maintenance will be granted to the Town and the smaller wet swale will remain private. There was discussion regarding the drainage for each lot and it was noted that the drainage plan will have to be carefully reviewed.

A referral will be made to the County Planning Board and their next meeting is scheduled for June 11, 2025. A public hearing regarding this matter was scheduled for June 23, 2025. It was noted that a 3 mile review will also be required.

### **Planning Board Minutes**

A motion was made by Mr. Fuller, seconded by Mr. Hillery, that after minor changes, the Board approve and accept the meeting minutes of the April 28, 2025, meeting. The motion passed with Chairman Malfitano abstaining.

A motion was made by Mr. Hillery, 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 8:08 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary