

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.
August 11, 2025**

Present:

Marc Malfitano, Chairman
Alfred Fuller
Patrick Britt
David Hillery
James Hagan
Richard Andino, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:00 p.m.

Jon Diaz Community Center

Mr. Conner Flisnik, Architect and Project Manager at VIP Structures, appeared as a representative of the applicant regarding the Jon Diaz Community Center. Chairman Malfitano explained that we have received an application for a 2 lot subdivision located at 6111 S. Salina Street. The property is owned by Aldi and they have agreed to donate the land to the rear of their property for this community center. Along with the application, we have received a map which shows a parcel of a little more than 8 acres and they are proposing to carve out the back land behind their store and parking lot for a parcel of 4.908 acres for this facility.

Chairman Malfitano noted that by regulation a lot typically is required to have legal frontage on a public street. The proposed lot will not have frontage and it is our understanding that a perpetual easement will be granted for the benefit of the back parcel by which they can access the parcel to and from S. Salina Street. Another easement for utilities to authorize water, sewer and other utilities to go across the Aldi's parcel will also be necessary.

We have received a letter dated July 2, 2025, addressed to the Town of Onondaga Planning Board from a representative of Aldi, Inc. which says it serves as formal notification of a grant of permission for the Jon Diaz Community Center to proceed with the subdivision of the property that Aldi, Inc. has agreed to gift to the center and grants the Jon Diaz Community Center authorization to take all necessary steps for the subdivision of the parcel.

Additionally, a Long Environmental Assessment Form was submitted for the project with a project description. Along with that is a list of permits that must be obtained in order for this to go forward and they include site plan approval from the Town Board, subdivision approval from the Planning Board, and from the Zoning Board of Appeals they will need a Special Use Permit and a number of variances. Chairman Malfitano explained that the Environmental Regulations require that when there are multiple agencies, there needs to be coordination between them as to who will take the lead on making the environmental determination. There has been some informal discussion that the Town Board, who has responsibility to grant the highest level of the local approval with the site plan approval, should be the lead agency. In order to expedite the communication and the timeframe, Chairman Malfitano suggested that the Planning Board should compose a letter to the Town Board authorizing that they are taking on that responsibility.

Chairman Malfitano then dictated a letter to the Town Board. All members of the Planning Board were in agreement with the contents of the letter. A copy is attached hereto.

Additionally, a letter was composed to the ZBA informing them that we are referring the applicant to them for consideration of a variance due to the property not having any road frontage and the need for an easement for access to the property. Chairman Malfitano dictated a letter to the ZBA, a copy of which is attached hereto.

It was noted that a Public Hearing regarding this subdivision will need to be held but a referral to the County Planning Board will not be necessary.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Hagan, that after minor changes, the Board approve and accept the meeting minutes of the July 28, 2025, meeting. The motion passed unanimously.

A motion was made by Mr. Hillery, 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

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Town of Onondaga, Town Board
5020 Ball Road
Syracuse, NY 13215

RE: Jon Diaz Community Center
6111 S. Salina Street, Syracuse, NY 13205

Dear Supervisor Mahar and Members of the Town Board:

The Planning Board has received the application for the two (2) lot subdivision for the Jon Diaz Community Center located at 6111 S. Salina Street in Nedrow. The applicant has submitted the Full Environmental Assessment Form. The form indicates a number of approvals that are necessary to fully authorize this project.

The Planning Board consents to and recommends that the Town Board assume the responsibility for Lead Agency under the SEQR Regulations in order to make the environmental determination.

Very truly yours,

Town of Onondaga Planning Board

Marc A. Malfitano
Chairman

cc N. Bell, Town Attorney
Zoning Board of Appeals

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Mr. John B. Elleman, Chairman
Town of Onondaga Zoning Board of Appeals
5020 Ball Road
Syracuse, NY 13215

Re: Jon Diaz Community Center
6111 S. Salina Street, Syracuse, NY 13205

Dear Chairman Elleman and Members of the Zoning Board of Appeals:

The Planning Board has received the application for a two (2) lot subdivision. The new proposed lot to be donated by Aldi Inc. to the Community Center is 4.908 acres and is located to the rear of the existing Aldi supermarket.

The parcel does not have frontage on S. Salina Street. We understand that it is proposed that there be an easement granted by Aldi Inc. for the benefit of this parcel to obtain ingress and egress and for utilities and due to the absence of ownership of the frontage, we believe that the applicant needs to obtain a variance from the Zoning Board of Appeals. Please advise us as that application proceeds and is granted.

Very truly yours,

Town of Onondaga Planning Board

Marc A. Malfitano
Chairman

cc N. Bell, Town Attorney