

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

TOWN HALL
5020 Ball Road • Syracuse, NY 13215

PATRICK BRITT
401 Broadview Drive
Syracuse, NY 13215

DAVID HILLERY
4832 Breckenridge Run
Syracuse, NY 13215

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

JAMES HAGAN
5091 Webster Mile Drive
Syracuse, NY 13215

**Meeting Conducted at 7:00 p.m.
August 25, 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 6:59 p.m.

Seneca Ridge PRC (Formerly Peregrine Landing)

Mr. Brian Bouchard, Project Engineer, of CHA Consultants appeared on behalf of the applicant regarding Seneca Ridge. He noted the developer, Mr. Charlie Brewer, was also present with his team. An updated plan was provided and he noted that they have previously appeared before the Town Board as a discussion item for this project which was formerly Peregrine Landing. They have completed community development plans and submitted an application to modify the zoning for the existing district plan which is not a new planned district. They are seeking to make a couple of changes to the plan that was originally approved in 2011 as a residential community.

Mr. Bouchard noted that the roadway with a traffic signal and senior living memory care facility has been built, but the plan also consisted of 138 single family lots which has been left undeveloped at this time. Their intent is to purchase the remaining 88 acres and begin construction on the residential portion of the project. The name has been changed to Seneca Ridge Planned Residential Community so as not to use the brand name of Peregrine Landing, the senior memory care facility, which is owned by Peregrine Properties of Onondaga and who also owns other senior facilities in the area.

The most recently approved site plan from 2015 was provided as reference and the plan shows 138 lots which may have been different previously. Chairman Malfitano recalled that there were previously 177 lots but the new proposed plan shows over 250. He explained that besides the memory care facility, the frontage lots were approved for a total of 46,000 feet maximum square footage of aggregate space that at the time was intended to be office buildings and does not count towards the portion intended for single family residential use.

Mr. Bouchard explained that the changes they are seeking will have similar road alignment or layout but they have proposed changes to lot sizes and are attempting to provide different size lots for different size homes with various price options. They want to provide small, medium and large size lots similar to the R1, R2 and R3 Districts. There will be 60-foot wide smaller lots, 80-foot wide medium lots, and the balance would be larger 100-foot wide lots. Mr. Bouchard noted that this appearance is for the purpose of a preliminary conversation and plans showing the dimensioning will come with the subdivision plat. A sketch showing how the lots will be laid out was provided but does not show the dimensions of any of the lots.

Chairman Malfitano stated that he believes the applicant is asking the Town Board to consider a modification to the existing PRC zoning. In order to change the set plan at the Town Board level, there is a need for information as to what they are proposing to change it to and in a PRC, there is some flexibility allowed in terms of set back and lot width but that information needs to be detailed and that information has not yet been presented. Ms. Bell noted that there was a conversation with herself, Mr. Bouchard, their design team and the applicant, and they recognize that the documents are not in a form that can go back to the Town Board and they have been advised that this process may require multiple appearances. They are currently seeking preliminary feedback and then they will make the changes to the plan accordingly. There was no expectation of approval today but rather they are making a proposal for feedback.

Chairman Malfitano explained that deviating from the standard lot will depend somewhat on what product is being built on the smaller lots in terms of meeting the setback requirements. We will need to know the scale of the building envelopes to know the side yard setbacks so feedback cannot be provided without that level of detail. Mr. Bouchard noted that the Town Board asked the same question and he will provide a diagram of each lot size with the building envelope and details proposed. He also noted that his attempt here tonight was to obtain preliminary feedback before the details are added to the plan. He also indicated that the Town Board was fairly supportive of the changes which consist of two things, the lot size adjustments and the multi-family component. With the Planning Board's feedback, they can go back and provide more detail.

Mr. Bouchard explained that the second change is the inclusion of two residential apartment buildings located at the top of the hill. They have added a new access point and roadway directly across the road from OCC that will navigate the side of the hillside and down. He noted that they have completed a traffic study that will be needed for that point of ingress and egress. By revising this area of apartments there is the ability to provide the density within the allowable density which is 180 units on the 26 acres that they are proposing for that particular parcel. It will consist of two buildings with 90 dwelling units in each building and associated parking for multi-family use as well. It was noted that PRC zoning allows for the multi-family apartment component and single family homes.

Mr. Bouchard noted that this being a Planned Residential Community it was apparent in some of the resolutions that they wanted a little differentiation in the planned district and encourages the Town and applicant to consider incorporating additional elements of a mixed use project into the plan with opportunities for pedestrian, bicycle and transit to and from within the site and a mix of housing types providing high quality gathering spaces, maximizing community density and connectivity, etc. He explained that with the addition of the multi-family apartments there will be the addition of a walking trail around the outside of it, a community building club house and there is space for court sports and playgrounds that will be shared.

This presentation is to gain the Planning Board's receptiveness and feedback and suggest what we will want to see at the future appearances. Once preliminary plans are approved it will allow them to provide the final development plans including utilities, road profiles, coordination with traffic, and coordination with WEP on sewers and drainage. Then they will be able to go back to the Town Board for the local law adjustment.

Ms. Bell noted that the land was zoned R1 prior to being rezoned to PRC in 2011. Because this is a Planned District, it does require the Town board to amend the local law including a public hearing and enactment because the zoning is being changed. In a Planned District, the zone is directly linked to the plan so the discussion of the approved plan and the proposed changes is important and could include what might be needed for SEQR purposes. She also noted that there will need to be a public hearing with the Planning Board for the subdivision plan and also with the Town Board for the local law process as well.

Mr. Hagan asked about the property adjacent to West Seneca Turnpike. Mr. Bouchard noted that they are purchasing the property for the residential component and the existing owner will be keeping everything on the road frontage. Additionally, Mr. Hagan asked to see more detail regarding the road coming out across from OCC due to the grade and tight curve in that location. Mr. Hillery asked for a copy of the traffic study in the future. Mr. Bouchard noted that there will be an increase in traffic and the mitigation is limited to providing the 4th leg of the signal and the width is already appropriate for the turn lanes. Mr. Hillery noted his concern with peak traffic times and the entrance being directly across from OCC. Mr. Bouchard noted that it is a fully signalized intersection. Mr. Fuller asked if they are adding a turn lane going west. Mr. Bouchard stated that they are and the traffic study provided an analysis of each one of the turning lanes but the road width is already present.

The Town Board is also seeking more information regarding the traffic study and that will be provided as the process proceeds. Drainage will also have to be addressed such as the storm water for the privately developed area such as the parking lots for the apartments. He also noted that the roadways will be publically dedicated. Chairman Malfitano summarized that the storm water pond or detention facility applicable to the apartments will be maintained by the developer.

Chairman Malfitano stated that for the Planning Board to give a recommendation, we need more details on the lot sizes and the type of product and envelope that they are proposing for anything that is less than the standard lot size including side yard and front yard setbacks, road profiles, traffic study, updated OCWA and sewer letters and a revised drainage study. The apartment component will need a separate site plan, but the drainage component will need to be looked at. Chairman Malfitano noted that when this came up previously with Peregrine, people who live in Fawn Hill came out vociferously and there was a non-disturb area added to the plan that was at least 40 feet from the back line of those lots that acts as a buffer to the development. He cannot predict what public reaction might be to the apartments.

Ms. Bell noted that the applicant is aware of the wetlands and working through the process of identifying and flagging them. That was not part of the plan in the past as standards have changed.

Mr. Bouchard stated that for the next appearance they will provide more detail regarding the lot sizes and the footprints as well as the roadway grade information. Chairman Malfitano noted that the detail of the subdivision process is beyond this step but as counsel has explained when they get to the point of asking the Town Board to pass the amendment to the local law to change and approve a new plan, a lot of the detail on the lot sizes, drainage, traffic impact, etc.,

is frontloaded. Once the Town Board is willing to do that and you come in for the subdivision, the subdivision will be applied based upon the standards of the amended local law. There are things that are done at a later stage, but you can't get to that stage until all of the things that are necessary for the Town Board to determine there is enough to go ahead and approve the zone change. Ms. Bell also added that they won't segment SEQR so the local law and the subdivision will be captured by the same SEQR process. Chairman Malfitano noted that previously there was an impact statement done that was scoped to address primarily drainage and traffic. That will have to be done by the Town Board so submission of the traffic study and the utility availabilities will be considerations that have to be addressed up front in order to make the environmental determination that then allows the zone change.

Mr. Bouchard stated that they will provide the details requested at the next appearance. Chairman Malfitano asked what the area is that is encompassing the apartments. Mr. Bouchard showed the area on the plan and noted that it will be a separate tax parcel consisting of 26 acres of land.

Chairman Malfitano suggested that our recommendation on the zone change is to go to PR which allows for the individual and multi-family. He explained that the reason it was PRC originally is because of the memory care center and what was proposed in front of it. If those were not there, it would have been PR. That part is a different conversation that does not involve this applicant because there was no follow through with the part up front. Since this client is not acquiring Peregrine and the portion in front of it, the amendment that is going to be considered can be PR. There is not other non-residential components for that land. Ms. Bell clarified that it would be a zone change for 88 acres to go from PRC to PR since there are no other commercial uses proposed for that area. The front that Peregrine owns may be changed to something else. This is just something to think about going forward. Ms. Bell reviewed the parameters for a PRC district and noted her concern with taking off the residential portion. Chairman Malfitano added that the Peregrine owned portion comes close to a PCO but everything proposed by this applicant fits perfectly as PR.

Woodridge Heights Section 1 (Formerly Contemporary Clusters Subdivision)

Mr. Paul Fowler of Paul M. Fowler Development Corporation appeared before the Planning Board seeking final approval for Woodridge Heights Section 1. A comment letter dated August 20, 2025, from Mr. Perrine was received and Chairman Malfitano explained that Mr. Perrine is recommending that another catch basin be added and that has been added to the revised plan as indicated at the corner of Lot 28A. He has been to the location and the new catch basin is physically on site and the road is paved up to Lot 28A. He noted that the rest of the road is prepared to be paved and the gutter on the west side is not in place but will be after the drainage pipe is in place. Back along the west property line a swale was put in. Mr. Perrine noted that Section 2 will require substantially more fill, but for the purposes of containing the flood it is satisfactory. Chairman Malfitano noted that they were doing some seeding and mulching along the right of way and they still need to do the swale area along Lot 28A which has to be done by the deadline Mr. Perrine suggested in his letter. Chairman Malfitano believes that approval can be granted subject to the deadlines provided by Mr. Perrine.

Chairman Malfitano made a motion, noting that the Planning Board had previously granted preliminary approval on April 25, 2022, and made a SEQR determination for the Contemporary Clusters Subdivision, hereinafter to be called Woodridge Heights, and also noting that the applicant has completed the alternate highway agreement and the work is substantially completed, the Planning Board waives further public hearing and grants final approval to Woodridge Heights Section 1 based upon a plan prepared by Ianuzzi and Romans Land

Surveying, PC, last revised August 25, 2025, with a number of conditions including that the final plan be updated to reflect the new catch basin and storm pipe that is reflected as item No. 4 of Mr. William Perrine's letter dated August 20, 2025; and it is also subject to the dates set forth in items No. 1 through 7 of the letter of August 20, 2025, as noted below. Mr. Hillery seconded the motion which passed unanimously.

The following conditions as recommended by Mr. William Perrine in his letter of August 20, 2025:

1. Stabilization of disturbed areas and grass growth establishment will need to be achieved on the stormwater management facility and its perimeter, and the Phase 1 flood route diversion berm construction west of Section 1.
 - a. The flood route diversion berm is not constructed per the height, length and location shown on the approved Contract Drawings; however, upon detailed review of the site, field conditions, and overall drainage patterns, the berm should function as originally intended.
2. All swales within easements should be completed, top-soiled, seeded and mulched.
 - a. Seeding and mulching shall be applied prior to September 15, 2025.
3. The pre-treatment basin shall be finished, including the installation of sand, and the outlet structure all completed prior to September 26, 2025.
4. One (1) additional catch basin structure and 12-inch storm pipe will be installed at the northwest corner of the Section 1 intersection to alleviate future drainage concerns and connect to DI-5. This work shall be completed prior to September 12, 2025.
5. The remaining roadway under-drain and concrete valley gutter at the southerly end of Section 1 shall be completed prior to September 26, 2025.
6. The corresponding and remaining asphalt binder course shall be installed prior to October 17, 2025.
7. Two (2) small, 3-inch-wide relief cuts shall be made in the concrete gutter apron in front of DI-1 and DI-2 to allow ponding water to enter the storm sewer system prior to installation of the top course pavement. This shall be completed as soon as possible.

Planning Board Minutes

A motion was made by Mr. Hillery, seconded by Mr. Fuller, that the Board approve and accept the meeting minutes of the August 11, 2025, meeting. The motion passed unanimously.

A motion was made by Chairman Malfitano, 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 8:00 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary