

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.
September 22, 2025**

Present:

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

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

Newton Subdivision

Mr. Richard Reilly of Kall and Reilly appeared on behalf of the applicant, Frederick Horning. He explained that Mr. Horning is seeking to purchase the back property from the Newton's. A plan was provided outlining the proposal.

Chairman Malfitano made note that there are technical deficiencies with the plan including that the lots are not labeled and the property line is indicated from the center line of the road rather than from the right of way line as the Zoning Code requires. Mr. Perrine will review the plan and provide a comment letter with any changes that need to be made, such as showing the hard dark line at the road line. Additionally, a note will need to be added to the plan stating that Lot 2 is not approved as a building lot and the subdivision will be approved on the condition that Lot 2 will be combined with the land of Mr. Horning and a recombined deed will be filed.

Chairman Malfitano asked that Mr. Horning's lot be shown on a reasonable map scale so they can view it in context with the larger plan so the limits of his property is known and the Planning Board will have a sense of what the new lot will look like.

Mr. Reilly noted that Mrs. Newton has sold her home pending the completion of the subdivision. A Public Hearing regarding this matter will be scheduled for October 13, 2025. A legal description of the property being subdivided should be emailed to Ms. Bell for the Notice of Public Hearing. It was noted that fees have been paid.

The Short Environmental Assessment Form for the Newton Subdivision signed by Mr. Horning, the proposed purchaser, and dated July 1, 2025, 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.

Centerpoint Properties Subdivision

No one appeared regarding this application. It was noted that a subdivision application was received. This matter is carried over to the next meeting.

Seneca Ridge PRC (Formerly Peregrine Landing)

Mr. Brian Bouchard, Project Engineer, of CHA Consultants appeared on behalf of the applicant regarding Seneca Ridge. He explained that they have presented the concept to make some amendments to the existing planned PRC district and a couple of comments from the Planning Board have been addressed. Certain components to the pre-existing approval are being changed including lot sizes so that there are small, medium and large lot sizes as well as adding two multi-family apartments.

Revised plans were provided which show the existing boundary in red and the residential component shown in blue which is the property under contract and the subject of this amendment. In addition to the overall map, separate sheets showing the diagram for each lot size were also provided. Mr. Bouchard explained that they are proposing 60 foot, 80 foot and 100 foot wide lots which meet all setbacks for both side and rear yards under what could equal the requirement for R1, R2 and R3 lots respectively under Town Zoning classifications.

It was noted that the 100 foot wide lots are a minimum of 20,000 square feet. Mr. Bouchard explained that they are grouped by square footage with some measuring different lot frontage, such as 90 feet. The bigger lots have a 20,000 square foot minimum, the medium lots have a 12,000 square foot minimum, and the smaller lots have 9,000 square foot minimum. Some lot depths differ so not every lot is the same. It was noted that the minimum lot depth is 150 feet. Chairman Malfitano asked for that information to be noted on the plan as the minimum lot depth. Sixteen lots fall into that category.

The diagram for the medium sized lots was reviewed. They are proposing a standard minimum front yard setback of 35 feet and the side yard total of 25 feet with 10 on one side. These will have a minimum of approximately 12,000 square feet and there are 5 lots in this category.

The small lot diagram with a proposed minimum of 9,300 square feet was reviewed. The proposed total side yard is 17.5 feet with not less than 7.5 feet on one side. It was noted that no building can be closer than 5 feet to a property line. Chairman Malfitano noted that the table provided is a good starting point. It was suggested that categorizing the lots by color would be helpful.

Chairman Malfitano asked Ms. Bell to provide all of the prior resolutions that affected the prior history of this application. It was his recollection that along the entire property line of the Fawn Hill subdivision there was supposed to be a 40 foot forever wild buffer. At the time of the original approval there was opposition and one of the things proposed was a 40 foot forever wild area in

from the property lines. That information will be clarified for Mr. Bouchard and they will plan accordingly. Chairman Malfitano also noted that one of the conditions was the filing of easements for the forever wild area. Ms. Bell will share all of the resolutions with Mr. Bouchard. Chairman Malfitano was trying to summarize the resolutions and noted that there are repeated conditions including the need for a pump station for waste water. Mr. Perrine agreed that originally when the residential lots were shown with cul-de-sacs in the bottom center, but with the new grades, they may be able to mitigate to not have the pump station. Mr. Bouchard explained that the way the previous approvals were graded, the drainage came down hill and there would be a pump station at the bottom of the hill.

Chairman Malfitano explained that according to the current records, the extension of City View/Peregrine Way which is a part of this proposal for access, was not dedicated to the Town as a public road and is still owned by Peregrine. Part of the question involves the continuation of that road that the applicant is relying on and the rights to access it. The tax parcel in question is 028.-01-16.6 and it is shown as one acre and it is shown as being held in title by Peregrine Properties of Onondaga LLC.

Mr. Bouchard noted that there were questions previously about the road grades so they kept the center line profile from the top of the hill down to the OCC driveway entrance and he noted that it is a reasonable slope.

Mr. Hagan asked if the 40 foot buffer is an overlay or in addition to the setback. Ms. Bell noted that it is not in addition to the setback and is essentially a do-not-disturb area. It was suggested that the area be noted on the map so the building area is easily distinguished.

Mr. Hagan asked about the area where the multi-family units will be built. It was determined that other than building lots or the road which will be dedicated to the Town, the land on each side will be owned by the owner of the apartment complex.

Mr. Fuller stated that he thought the original plan had two accesses to Makyes Road but the proposed revised plan has only one. Mr. Bouchard explained that he only observed one access to Makyes Road on the plans he has seen and there is a small lot that was purchased but it was not for the purpose of another access point and it is not part of this project. Mr. Perrine noted that the parcel on the lower right corner of the map was always planned to be a 60 foot right of way. Chairman Malfitano agreed and noted that it was a repeated condition. He explained that the first phase was the memory care facility and 13 lots and the next phase was supposed to have been construction of the access to Makyes Road for the purpose of an ingress and egress as more lots were developed and it was proposed that the water line would be tied into the line that runs down Makyes Road. That was a critical element of the next phase.

Mr. Bouchard stated that the driveway that they have shown on the plan is part of their contracted purchased property and that roadway will be constructed as part of the project. The other property that was surveyed and looks like a second driveway is not actually part of the project.

Mr. Bouchard stated that a copy of the traffic study was also provided. It is a fully signalized intersection so there is an expense born by the project to make it a 4 legged intersection and there is some restriping, but there is no need to actually widen the roadway. Chairman Malfitano asked if it has been submitted to the DOT. Mr. Bouchard stated that it was not yet but it will be and the feedback will be shared with the Planning Board. Mr. Hagan asked if the new intersection will impact the timing on City View. Mr. Bouchard did not believe there were timing changes on the

adjacent intersections but he does believe that there were timing changes to offer more green times for the turning lanes at the new intersection. Chairman Malfitano noted that the feedback from the DOT will be critical since it is a major change and revision to the original plan and he is assuming that both the Town Board and the Planning Board will need to know if it is to be allowed. Traffic distribution was discussed and Mr. Bouchard will also highlight that for the Board showing the percentage of trips leaving each driveway.

Chairman Malfitano noted that the proposed landscaping plan will not be required for the residential lots, but other general requirements are the proposed building elevations, materials and dimensions. The landscaping, elevations and dimensions for the apartment were provided. Chairman Malfitano asked if there will be a common theme for the residential homes. Mr. Bouchard stated that they are not planning for cookie cutter houses. Examples can be provided but the home builder will be creating custom detached single family homes. There will not be any town homes or patio homes. Chairman Malfitano asked for a materials board for the apartments.

Chairman Malfitano asked that an order of proposed construction sequence also be provided. Mr. Bouchard noted that with their application, the entire project will have to be built at once including all of the roadways and infrastructure. For the apartments, there will need to be two ways in and out so everything will be built in one phase. Chairman Malfitano confirmed that they are building the access to Makyes Road, the extension of City View, the road from OCC into the development and they will all be built at once. He asked if there will be houses constructed before the apartments. Mr. Bouchard stated that occupancy will occur from the bottom of the hill upwards and the infrastructure will have to be in place prior to that. Site work will likely begin in the spring. It was noted for the record that the Town is not mandating that the entire project and infrastructure be built in one phase. Mr. Bouchard stated that he understood and it is their choice to do so.

After the infrastructure is in place, the multi-family will be built independently of the home builder. Home construction can begin then as well. The community center and the outdoor sports courts will be constructed with the apartments. Chairman Malfitano asked if there is an association planned. Mr. Bouchard stated that there is no association planned and each lot will be independently owned.

This matter will be added to the October 13, 2025, Planning Board meeting agenda for continued discussion and further review.

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 September 8, 2025, meeting. The motion passed with Mr. Hagan abstaining.

A motion was made by Chairman Malfitano, seconded by Mr. Hillery, 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 8:20 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary