

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.
October 27, 2025**

Present:

Alfred Fuller, Acting Chairman
Patrick Britt
David Hillery
James Hagan
Richard Andino, Attorney

Acting Chairman Fuller called the Planning Board to order at 6:59 p.m. noting that Chairman Malfitano and Mr. Perrine are excused.

Crown Point Extension Section 4

Mr. Robert DeForest of Cordelle Development Corporation appeared before the Planning Board seeking final plan approval for Crown Point Extension Section 4. A comment letter from Mr. Perrine dated October 23, 2025, was received and reviewed.

Acting Chairman Fuller made a motion to accept the final plan for Crown Point Extension Section 4 based upon a plan prepared by Cottrell Land Surveyors, P.C., dated January 15, 2025, last revised July 22, 2025, reaffirm and readopt the prior SEQR determination, waive further public hearing, and grant final approval of Crown Point Extension Section 4 based on completion of the minor issues noted in Mr. Perrine's letter of October 23, 2025. Mr. Hagan seconded the motion which passed with all in favor.

Buxton-Cedarvale Subdivision

Mr. Glen Mihal, Land Surveyor, appeared on behalf of the applicant, Mr. Leonard Montreal, proposing to subdivide Mr. Montreal's property located at 4885 Buxton Road. Mr. Mihal explained that originally the Peterson Farm located on Cedarvale Road was subdivided into 2 lots back in 1999. Mr. Montreal bought Lot 1. That acreage was combined with his adjacent property fronting on Buxton Road. Mr. Montreal is now considering selling his house on Buxton Road and he wants to subdivide the property so that the racquet court he built goes with the property containing the house. He will retain the rest of the acreage which fronts on Cedarvale Road. This will basically return the property to the way it was originally with the exception of the portion of land with the racquet court that will stay with the original house lot.

It was noted that there will be 182.6 feet of frontage on Cedarvale Road. Mr. Mihal noted that there was an area variance for lot width dated June 5, 1996. The plan was reviewed and clarified.

It was noted that the property is located in the R1 District. Mr. Mihal is unsure if there is sewer service available on Cedarvale Road or Buxton Road but electric, water and natural gas are available.

The back yard setback on the proposed plan is currently 10 feet. Acting Chairman Fuller stated he believes the minimum is greater than 10 feet. Mr. Andino will find out if the racquet court is considered a structure and also the minimum backyard setback. It was noted that the racquetball court has a paved surface. Mr. Mihal stated they will adjust the plan to meet any setback requirements.

Mr. Hagan made some suggestions for how the lines should be shown on the plan when it is revised. It was noted that the side yard setback is approximately 35 feet. It is unclear if the homes on Buxton Road have sewer or septic. Based on the development having half acre lots, it was assumed that sewer service is available.

Mr. Andino reviewed Zoning Code, Section 285-25 which states that when there is an accessory building or facility, in any district where a rear yard is required, which it is for the R1 zoning, the accessory building or facility may be located no closer to the rear lot line than a distance equal to 10% of the lot width but in no case less than 5 feet. It was noted that in this instance, the lot width is roughly 158 feet so the minimum rear yard setback will be approximately 15.8 feet. Mr. Andino also noted that the side yard setbacks should be at least 20 feet.

Acting Chairman Fuller asked that the variance including the date be shown on the plan, the boundary lines be thickened and the setback dimensions be shown as discussed. The plan should also be provided in a larger size. Once the revisions have been made the plan will be reviewed by the Town Engineer and a comment letter will be provided. This matter will be added to the agenda for the November 10, 2025, Planning Board meeting. Mr. Mihal will confirm the setback requirements and if the racquetball court is considered a structure with the Codes Office. Acting Chairman Fuller noted that the SEQR determination will be made at the next meeting and a public hearing will be scheduled.

Planning Board Minutes

A motion was made by Mr. Hillery, seconded by Mr. Hagan, that after minor changes, the Board approve and accept the meeting minutes of the October 13, 2025, meeting.

A motion was made by Mr. Britt, 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 7:40 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary