

At a Regular Meeting of the Town Board of the Town of Onondaga, Onondaga County, New York, held at the Town Hall, located at 5020 Ball Road in said Town, on August 18, 2025 at 5:00 p.m.

The meeting was called to order by the Supervisor, and upon roll being called, there were:

PRESENT:	John Mahar	Supervisor
	Kathy Fedrizzi	Councilor
	Lisa Goodwin	Councilor
	John Wheatley	Councilor
	Mary K. Ryan	Councilor

IN THE MATTER OF
THE EXTENSION OF THE CONSOLIDATED
DRAINAGE DISTRICT IN THE TOWN OF ONONDAGA,
COUNTY OF ONONDAGA, NEW YORK
(WOODLAND HILLS SUBDIVISION)

Supervisor Mahar moved and Councilor Fedrizzi seconded the following resolution:

WHEREAS, the Town Board of the Town of Onondaga (the “Town Board” and the “Town”, respectively), in the County of Onondaga, New York, has received a petition, dated July 21, 2025, pursuant to Article 12 of the Town Law, for the extension of the Consolidated Drainage District in an area generally known as “Woodland Hills Subdivision,” which Petition is signed by the owner of taxable real property situate in the proposed District, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the proposed District, as shown upon the latest completed assessment roll of said Town, and including the signature of resident owner of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the proposed District, owned by resident owner according to the latest completed assessment roll; and

WHEREAS, said petition purported to describe the boundaries of the proposed District in a manner sufficient to identify the lands included therein as in a deed of conveyance and was signed by the petitioners and acknowledged or proved in the same manner as a deed to be recorded; and

WHEREAS, the proposed District is bounded and described as follows:

See Schedule "A"

and;

WHEREAS, following preparation of a map, plan and report by RZ Engineering, competent engineers duly licensed by the State of New York, for the proposed extension of said District, and the construction of drainage facilities therein, consisting generally of the installation of 18" HDPE piping, 12" HDPE piping, 8" HDPE piping, 3 catch basins, infiltration basin, appurtenances and stormwater management facilities and related site work, to be installed within the Woodland Hills Subdivision (the "drainage improvements") in the Town of Onondaga, said map, plan and report are now on file in the office of the Town Clerk; and

WHEREAS, the establishment or extension of this special district is an unlisted action for purposes of environmental review under State Environmental Quality Review (SEQR); and

WHEREAS, the Town Board has given due consideration to the impact that such construction in said District may have on the environment and on the basis of such consideration, the Town Board will hereby determine the environmental impact, if any, to be caused by such construction under the State Environmental Quality Review Act; and

WHEREAS, the Town Board has determined that a Short Environmental Assessment Form (EAF) shall be required in connection with this matter; and

WHEREAS, the said EAF has been prepared and has been reviewed by the Town Board; and

WHEREAS, the maximum amount proposed to be expended for the construction of the Drainage Improvements are estimated to be \$125,000.00, which expenses shall entirely be borne by the applicant/petitioner and at no expense to the Consolidated Drainage District, all as shown in the submitted financing plan; and

WHEREAS, the Town Board has previously adopted a resolution which determined, pursuant to former Town Law §206-a and Town Law §194, that all future costs and expenses of operation, maintenance and improvements, in said Consolidated Drainage District, including all expenses related to all extensions of said Consolidated Drainage District which may thereafter be established, shall be a charge against the entire area of said Consolidated District as extended.

NOW THEREFORE, BE IT

RESOLVED AND ORDERED, that the extension of the said Consolidated Drainage District and construction of improvements therein will have no significant adverse affects on the environment and this resolution shall constitute a negative declaration under SEQRA for the following reasons:

1. The improvements shall consist of the installation of drainage swales, piping, manholes, catch basins and other stormwater management facilities as described in the map, plan and report submitted by the Applicant. The improvements are anticipated to be in conjunction with the residential development which may eventually be constructed within the area of said district extension.
2. Such installation results in no substantial adverse changes in existing air quality, water quality, or noise levels, no substantial increase in solid waste production and no substantial increase in the potential for erosion, flooding or drainage problems.
3. The improvements themselves are designed to transmit storm water into the proposed drainage facilities in a safe and efficient manner.
4. No substantial interference with or adverse effects on animal life are anticipated.
5. Eventually, homeowners and residents will be attracted to the area, but not in numbers so as to result in any significant change in the character of the area.
6. None of the other criteria listed in 6 NYCRR Part 617.11 have been identified as being relevant to this action; and it is further

RESOLVED AND ORDERED, that the Town Board will hold a public hearing at the Town of Onondaga Town Hall, 5020 Ball Road, Syracuse, New York on September 15, 2025 at 5:30 p.m. to consider the extension of the proposed District herein referred to and the construction of such drainage improvements therein, and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and it is further

RESOLVED AND ORDERED, that the Town Clerk publish at least once in the Post-Standard, a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to Subdivision 6 of section 30 of the Town Law, a copy of this order, certified by said Town Clerk, the first publication thereof and said posting to be not less than 10 nor more than 20 days before the date of such public hearing.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Lisa Goodwin	Councilwoman	Voted	Yes
John Wheatley	Councilman	Voted	Yes
Kathy Fedrizzi	Councilman	Voted	Yes
Mary K. Ryan	Councilwoman	Voted	Yes
John Mahar	Supervisor	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

DATED: August 18, 2025

SCHEDULE "A"

WOODLAND HILLS PART OF FARM LOT No. 119 TOWN OF ONONDAGA

All that tract or parcel of land situate in the Town of Onondaga, County of Onondaga and State of New York, being part of Farm Lot No. 119 in said Town, being part of lands conveyed to Dwell Equity Group LLC by deed recorded as Instrument No. 2022-29868, in the Onondaga County Clerk's Office, bounded and described as follows:

Beginning at a point in the easterly boundary of Cleveland Road (Huntington Road, formerly) at its intersection with the northerly boundary of lands conveyed to John R. and Patricia C. Connor by deed recorded in Book 3355 of Deeds at page 156, in the Onondaga County Clerk's Office; running thence; N 21°41'27" W along said easterly boundary of Cleveland Road (Huntington Road, formerly), a distance of 59.23 feet to the southwesterly corner of Carruther's Heights Section "B" according to a map of said tract filed October 9, 1979 as Map No. 5827, in the Onondaga County Clerk's Office; thence N 76°46'33" E along the southerly boundary of said Carruther's Heights Section "B", a distance of 202.67 feet to the southeasterly corner thereof; thence N 21°41'27" W along the easterly boundary of said Carruther's Heights Section "B", a distance of 298.41 feet to the northeasterly corner thereof; thence S 68°18'33" W along the northerly boundary of said Carruther's Heights Section "B", a distance of 200.46 feet to said easterly boundary of Cleveland Road (Huntington Road, formerly); thence N 21°41'27" W along said easterly boundary of Cleveland Road (Huntington Road, formerly), a distance of 25.00 feet to the southwesterly corner of lands conveyed to Thomas J. and Edith Kaufman by deed recorded in Book 4812 of Deeds at page 176, in the Onondaga County Clerk's Office; thence N 68°18'33" E along the southerly boundary of said lands conveyed to Thomas J. and Edith Kaufman, a distance of 200.46 feet to the southeasterly corner thereof; thence N 21°41'27" W along the easterly boundary of said lands conveyed to Thomas J. and Edith Kaufman and along the easterly boundaries of lands conveyed to Michael and Mandy Burkett, Frances R. Murphy, Charles Nojaim and Alexis DeSpirito, Jessica Demperio, Tracy A. and Thomas J. Stoddard and Richard J. Colavecchio by deeds recorded in Books 4974, 4264 and 5326 of Deeds at pages 200, 163 and 19, as Instrument No. 2021-8024 and in Books 5371 and 5015 of Deeds at pages 542 and 691, respectively, in the Onondaga County Clerk's Office, a distance of 650.00 feet to a point in the southerly boundary of lands conveyed to Roman and Iuliia Skrypnyk by deed recorded as Instrument No. 2019-23227, in the Onondaga County Clerk's Office; thence N 68°18'33" E along said southerly boundary of lands conveyed to Roman and Iuliia Skrypnyk, a distance of 274.85 feet to the southeasterly corner thereof; thence N 21°41'27" W along the easterly boundary of said lands conveyed to Roman and Iuliia Skrypnyk, a distance of 359.44 feet to the northeasterly corner thereof; thence S 68°18'33" W along the northerly boundary of said lands conveyed to Skrypnyk, a distance of 475.31 feet to said easterly boundary of Cleveland Road (Huntington Road, formerly); thence N 21°41'27" W along said easterly boundary of Cleveland Road (Huntington Road, formerly), a distance of 159.77 feet to an angle point therein; thence N 67°18'17" E continuing along said easterly boundary of Cleveland Road (Huntington Road, formerly) and along the southerly boundary of lands conveyed to Christina Fazio by deed recorded in Book 5269 of Deeds at page 453, in the Onondaga County Clerk's Office, a distance of 285.65 feet to the southwesterly corner of lands conveyed to Dennis McQuaid by deed recorded in Book 3733 of Deeds at page 238, in the Onondaga County Clerk's Office; thence N 67°12'42" E along the

southerly boundary of said lands conveyed to Dennis McQuaid and along the southerly boundary of lands conveyed to David Miceli by deed recorded in Book 3071 of Deeds at page 135, in the Onondaga County Clerk's Office, a distance of 151.30 feet to the southwesterly corner of lands conveyed to Onondaga Free Library by deed recorded in the Onondaga County Clerk's Office; thence N 68°09'51"E along said southerly boundary of lands conveyed to Onondaga Free Library, a distance of 182.52 feet to the southwesterly corner of other lands conveyed to Dwell Equity Group LLC by deed recorded as Instrument No. 2022-29918, in the Onondaga County Clerk's Office; thence N 75°35'22" E along the southerly boundary of other lands conveyed to Dwell Equity Group LLC, a distance of 193.03 feet to a point in the westerly boundary of lands conveyed to West Seneca Development LLC by deed recorded in Book 5259 of Deeds at page 530, in the Onondaga County Clerk's Office; thence S 17°37'56" E along said westerly boundary of lands conveyed to West Seneca Development LLC, a distance of 156 feet, more or less, to the southwesterly corner thereof, said point being at the southerly top of bank of a ditch; thence northeasterly along the southerly boundary of said lands conveyed to West Seneca Development LLC and along said southerly top of bank of a ditch, as it winds and turns, a distance of 557 feet, more or less, to a point in the westerly boundary of lands conveyed to Town of Onondaga by deed recorded in Book 4299 of Deeds at page 281, in the Onondaga County Clerk's Office; thence S 4°09'54" E along said westerly boundary of lands conveyed to Town of Onondaga and along the westerly boundary of lands conveyed to Jerry W. and Carolyn J. O'Connell by deed recorded in Book 2592 of Deeds at page 1018, in the Onondaga County Clerk's Office, a distance of 1191 feet, more or less, to a point in the northerly boundary of Brittany Hills Section No. 3 according to a map of said tract filed May 2, 1990 as Map No. 7285, in the Onondaga County Clerk's Office; thence S 86°08'23" W along said northerly boundary of Brittany Hills Section No. 3, a distance of 11.97 feet to an angle point therein; thence S 4°23'57" E continuing along said northerly boundary of said Brittany Hills Section No. 3, a distance of 861.90 feet to the most northeasterly corner of lands conveyed to Gordon B. and Therese M. Erwin by deed recorded in Book 4774 of Deeds at page 650, in the Onondaga County Clerk's Office; thence westerly, northerly and westerly along said northerly boundary of lands conveyed to Gordon B. and Therese M. Erwin the following courses and distances: 1) S 86°37'13" W, 281.41 feet; 2) N 18°21'51" W, 126.06 feet; 3) S 76°34'24" W, 212.02 feet to the southeasterly corner of lands conveyed to Michael Patrick, Kevin Joseph and Mary Elizabeth McDonough by deed recorded in Book 4861 of Deeds at page 869, in the Onondaga County Clerk's Office; thence N 21°41'27" W along the easterly boundary of said lands conveyed to Michael Patrick, Kevin Joseph and Mary Elizabeth McDonough and along the easterly boundary of said lands conveyed to John R. and Patricia C. Connor, a distance of 180.00 feet to the northeasterly corner thereof; thence S 76°46'33" W along said northerly boundary of lands conveyed to John R. and Patricia C. Connor, a distance of 202.67 feet to the point of beginning.

Subject to any easements or restrictions of record.

CERTIFICATE

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

I, the undersigned Clerk of the Town of Onondaga, Onondaga County, New York, **DO**
HEREBY CERTIFY:

That I have compared the foregoing resolution setting public hearing with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting and that, pursuant to Section 103 of the Public Officers Law, said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town on August 18, 2025.

s/JANET HILLERY
Town Clerk

(SEAL)