

**NOTICE OF PUBLIC HEARING
PLANNING BOARD
TOWN OF ONONDAGA**

NOTICE IS HEREBY GIVEN that at a regular meeting of the Planning Board of the Town of Onondaga, Onondaga County, New York, scheduled to be held on June 9, 2025, at the Town Hall located at 5020 Ball Road in said Town, a public hearing will be held commencing at 7:00 p.m. or as soon thereafter as the matter can be heard, to consider and review a Preliminary Plan for the “Woodland Hills Subdivision.” A metes and bounds descriptions of the land in question is more particularly described on the attached Schedule “A”.

The above Preliminary Plan is open for inspection at the Office of the Town Clerk of the Town of Onondaga. The appearance by the Applicants/Owners or their attorney(s) is required at such hearing and all other persons wishing to appear at such hearing may do so in person or by attorney. Said Planning Board will hear all persons in support of such Application and any objections thereto. Communications in writing in relation to the Application may be filed with the Town of Onondaga, Town Hall located at 5020 Ball Road, Syracuse, New York 13215, or at such hearing. The Applicants are advised that the scheduling of this public hearing does not imply approval by the Planning Board of the Town of Onondaga.

The regular meeting of the Planning Board will be held following the public hearing and such regular meetings as well as public hearings are open to the public.

All persons interested in the matter shall be heard at such time and place.

Dated: May 12, 2025

**Marc A. Malfitano, Chairman
Town of Onondaga Planning Board**

SCHEDULE “A”

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.