

**TOWN OF ONONDAGA
Planning Board**

TOWN HALL
5020 Ball Road • Syracuse, NY 13215

Marc A. Malfitano, Chairman
Alfred Fuller David Hillery
James Hagan Otey Marshall

**Meeting Conducted at 7:00 p.m.
July 27, 2026**

Present:
Marc Malfitano, Chairman
Alfred Fuller
David Hillery
James Hagan
Otey Marshall
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:00 p.m. He noted that the Public Hearing for Oak Ridge Farms Subdivision could not be held because the applicant's surveyors did not provide to our attorney a copy of the legal description and therefore there was no Notice of Public Hearing. The applicant was notified and advised not to attend tonight's meeting.

Woodland Hills Subdivision

Mr. Tim Coyer of Ianuzi and Romans Land Surveying provided an updated plan which shows the manhole on Lot 102. They have received approval for the driveway locations from the Highway Department and he indicated that the legal descriptions have been sent to the Town Attorney. Mr. Coyer stated that all comments from Mr. Perrine's letter have been addressed and the SWPPP is still being worked on.

A Public Hearing regarding this matter will be scheduled for August 10, 2026. Chairman Malfitano asked that Mr. Coyer obtain a copy of the denial letter from Ms. Priest that the Code's Office provided.

Mr. Fuller asked if there has to be a detail on the plan for the special provision to tie into the trunk sewer as noted in the comment from the County to the ZBA. Mr. Coyer indicated that he does not have a copy of the County referral. Chairman Malfitano noted that it was referring to the maintenance agreement which Ms. Bell is currently working on. Mr. Perrine noted that in the past the County required a special hookup agreement because there is no Town lateral and they will be hooking directly to a County trunk so the Town does not provide maintenance for those connections and they have their own individual agreements.

Halcyon, Inc. ZBA Referral

Chairman Malfitano explained that the Planning Board received a referral from the Zoning Board of Appeals regarding property located at 3942 Bailer Road where the applicant wants to install a ground mount solar array which needs a special permit. In this case, the applicant is asking to install it in their front yard, which is not allowed at all. The application states that because of the trees on their property it is best to have the solar array in the front yard. A plan showing the property measuring 800 feet deep and 770.22 feet on one side and 770.23 feet on the other side was provided. There is open area in the back of the property; however, the applicant is asking to have it in the front. The Planning Board members reviewed and discussed the drawing. It was noted that there is open area in the back that would not interfere with the trees.

Chairman Malfitano dictated a response letter to the ZBA. Mr. Hillery made a motion seconded by Mr. Hagan that the members of the Planning Board agreed with the response letter. The motion passed unanimously. A copy of the letter is attached hereto.

Seneca Ridge PRC

Mr. Brian Bouchard, of CHA Consultants, appeared on behalf of the applicant. He noted that there was discussion at the last Planning Board meeting about formalizing the Planning Board's recommendation to the Town Board. Updated plans dated July 21, 2026, were dropped off that reflect the changes requested. Mr. Bouchard stated that the cover letter provided lists all of the supporting documents including the dates and author of each document. He also noted that they received a copy of the draft comment letter from the Planning Board and he asked to go through the letter and provide comments and information.

Chairman Malfitano agreed and the letter was reviewed, some revisions were made and additional information was provided and discussed. Additionally, members of the Planning Board discussed the letter and provided comments. Mr. Fuller made a motion seconded by Mr. Hagan, that the members of the Planning Board approve the response letter to the Town Board regarding Seneca Ridge PRC. The motion passed with Mr. Marshall abstaining. It was requested that three complete copies of the plans outlined in Schedule A of the comment letter be provided. Once the plans are received, the letter with the attachments will be provided to Supervisor Mahar and the Town Board.

Planning Board Minutes

A motion was made by Mr. Marshall, seconded by Mr. Hillery, that after minor changes, the Board approve and accept the meeting minutes of the July 13, 2026, meeting. The motion passed with all in favor.

A motion was made by Mr. Hillery, seconded by Chairman Malfitano, 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 7:55 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary

**TOWN OF ONONDAGA
Planning Board**

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

Marc A. Malfitano, Chairman
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July 27, 2026

Mr. John B. Elleman, Chairman
Town of Onondaga Zoning Board of Appeals
5020 Ball Road
Syracuse, NY 13215

Re: Paul Fitzgerald, 3942 Bailer Road – Solar Array

Dear Chairman Elleman and Members of the Zoning Board of Appeals:

We received the referral for the special permit application of Fitzgerald to install a ground mount solar array in the front yard of his house. Pursuant to this section of the Zoning Code, ground mount solar arrays are only allowed in a rear yard. We have reviewed the application which provides little support for the variance and we also note that the property is approximately 5.9 acres to the street line and is 800 feet deep.

The pictures show that there is an open area to the south portion of the property including areas south west of the existing barn structure. We also note that the southern compass direction would indicate that the optimum advantage would be obtained by facing the array toward the southern direction. It appears that there is ample opportunity to do that on the south west portion of the property which seems to be open. While it would require a longer electrical run to the house, we see no reason that is shown in the application that would support a variance of that magnitude let alone to put the array in a front yard.

Very truly yours,

Town of Onondaga Planning Board

Marc A. Malfitano
Chairman

cc N. Bell, Town Attorney

**TOWN OF ONONDAGA
Planning Board**

TOWN HALL
5020 Ball Road • Syracuse, NY 13215
Marc A. Malfitano, Chairman
Alfred Fuller David Hillery
James Hagan Otey Marshall

July 31, 2026

Town of Onondaga, Town Board
5020 Ball Road
Syracuse, NY 13215

RE: Seneca Ridge

Dear Supervisor Mahar and members of the Town Board:

We are responding to your referral to us and request for comments on the zone change request for the project now referred to as “Seneca Ridge”, bounded by West Seneca Turnpike on the north, Makyes Road on the east and the Fawn Hill subdivision on the south. This project had previously been referred to as the Peregrine Landing Project. We believe that some background history is relevant to discuss this project in context.

Section 285-21 of the Town of Onondaga Zoning Code permits the Town Board to approve and establish a planned district as an overlay to existing zoning for the property in question and to approve a specific plan and layout for the property in question that would supercede the existing zoning classification. The property in question currently is existing as a Planned Residential Community District, P-RC designation (hereafter “P-RC”). Under the Zoning Code, a P-RC is specifically defined and “must be predominately residential in character. Uses of a nonresidential nature must be incidental to the basic residential character of the district”.¹

The currently existing plan’s proponent and developer was “the Peregrine Companies” with the consent of the underlying owner of the property of record. The currently existing approved plan is comprised of an approximately 46,000 sq. ft memory care facility, proposed approximately 46,000 sq. ft of office use and proposed approximately 137 single family residential lots that are to be consistent with the size and dimensions of lots in the One- Family Residential District, R-1.²

As is well established and undisputed, Peregrine developed only the memory care facility, despite promises and commitments to the Town and the requirement of the Zoning Code of the P-RC district being predominately residential in nature. No other elements of the plan were developed.

More recently a new proposal has been made for the substantial portion of this same

¹ Section 285-18 (B) of the Town of Onondaga Zoning Code.

² Section 285-9 of the Town of Onondaga Zoning Code.

property, less the four (4) tax lots which are held in the name of various Peregrine entities.³ This new project under the project name of “Seneca Ridge” proposes 180 apartments in two(2) three story buildings plus a one story community building and 100 single family lots in three sizes with minimum lot widths of 60 feet, 80 feet and 100 feet wide. In total, the components of this proposal total 280 housing units. See the plan C-100 Overall Layout Plan revised and dated 7/21/26. This compares to the residential density of approximate 137 units under the current controlling plan.

The Planning Board reviewed this proposal in a number of aspects.

Traffic impact- Again, an historical reference is relevant. In addition to the P-RC designated lands, Peregrine proposed separately to develop the property to the west of the site which has been designated for a level of commercial development under the Town Zoning classification of Neighborhood Shopping District, NS.⁴ In order to deal with the cumulative impact analysis required by the State Environmental Quality Review Act, and in working with the Onondaga County Department of Transportation and the New York State Department of Transportation the Town and the DOT had agreed to analyze traffic impact at an assumed level of development of the NS property with 170,000 sq. feet of development plus the Peregrine component impact.

During the current review process, we learned that the Seneca Ridge developer also has under control some option for development of the NS zoned property. The developer initially sought review by the State DOT of only its proposed residential impact with a Traffic Impact assessment dated May 22, 2025. Because the planning board believed that it would not be appropriate to segment review, and given that the same developer may be pursuing rights to develop both properties, we requested that they amend and resubmit their traffic study so that the Town had an “apples to apples” comparison of traffic impacts.

They did so with a Traffic Impact Assessment Addendum dated March 24, 2026. We only recently received the July 9, 2026 letter from the DOT addressing their analysis. The traffic impact analysis and responding letters from the State DOT are among the attachments hereto.

This new plan contemplates in additional major entrance into the project from W. Seneca Turnpike which lines up with the existing signalized intersection across from Onondaga Community College. This will require signal modifications and a new left-hand turn lane into the project westbound.

We assume that the outstanding issues with the status of Peregrine Way, which the Town never acquired, will be finalized by the town attorney.

Drainage- No new drainage evaluation has been done for the Seneca Ridge project. This project will require its own in-depth drainage analysis and a stormwater pollution prevention plan (SWPPP). This will need to be addressed by the Town Board in conjunction with a Site Plan review that will be required for the apartment development. Drainage analysis for the residential

³ 028.-01-16.3 30.84 acres TP Onondaga LLC
028.-01-16.4 4.37 acres Peregrine Properties Onondaga
028.-01-16.5 4.60 acres Peregrine Properties Onondaga
028.-01-16.6 1.0 acre Peregrine Properties of Onondaga LLC

⁴ Section 285-12 of the Town of Onondaga Zoning Code

lots will likely take place as a part of subsequent subdivision applications reviews.

We do know that much of this site drains from the south to the north. Because of this topography, it is certain that the drainage from the Seneca Ridge site will flow to and connect into the existing drainage facilities on the Peregrine lands. Despite the passage of some years, there are open questions as to the Town's approval, acceptance and current monitoring and status of the drainage facilities on the Peregrine lands. We encourage that the Town Board work with the Town Attorney and the Town Engineer to sort these issues out and develop a clear path and understanding of how these issues integrate in conjunction with any zone change consideration.

Public Utility Capacity- The developer obtained capacity assurance letters for sewer and water from the Onondaga County Department of Environmental Protection (WEP) and the Onondaga County Water Authority (OCWA) which are included in the package.

General Provisions- Planned Districts -The Town Zoning Code at section 285–21 requires as a part of the preliminary development plan for a project, a set of listed information is required to be provided in support of the proposal, including submission of “Proposed building elevations, materials and dimensions” and “drawings of proposed buildings including floorplans, exterior elevations and sections”. The Planning Board has received and reviewed a proposed elevation plan for the apartment building together with a materials list for its components. We have received elevation and floor plans for proposed units on the 60 foot lots but no other information. We have not received any of the materials required to be submitted, outlined by this section, for improvements on any of the 80 foot wide and 100 foot wide lots. The applicant says they intend to provide a similar design standard, but such standard has not been truly defined.

Other considerations

1. The proposed components of the Seneca Ridge Proposal are entirely residential in nature, being one-family dwellings and multiple (family) dwellings. If the Town Board considers that zone change request, we strongly recommend that it should be to a Planned Residential District, P-R.⁵ There are several substantive reasons for this.
 - a. The proposed uses are only residential in nature and are entirely consistent with the P-R zone. There are no proposed uses of a non -residential nature which would warrant consideration of a P-RC designation.
 - b. A “new” project for this site, as proposed, would only be considered as P-R.
 - c. There is no legal or practical problem in leaving the four (4) Peregrine owned parcels “as-is” with the current P-RC classification. The minimum size of a P-RC district is 10 acres. The existing Peregrine parcels total over 39 acres, without the roadway parcel that should have been previously been dedicated to the Town.
 - d. The suggestion that this new Seneca Ridge proposal is simply a modification of the existing planned district designation carries no weight. This project is different in layout and configuration. This project is double the density of housing units compared to the old unbuilt plan. The project is 280 housing units compared to the prior 137 housing units.

⁵ Section 285-17 of the Town of Onondaga Zoning Code.

As proposed, this is an approximate 205% increase in density. That is not in the nature of a modification.

- e. The idea of a “modification” is inconsistent with the concept and interpretation of plan district plans under the Town of Onondaga Zoning Code. A planned district plan, when approved, overlays and supercedes the underlying zoning designation and supplants any previously approved planned district plan. Any earlier plan is “extinguished” and superceded versus being modified.
- f. There is no commonality, legal or practical, between and with the new developer, Seneca Ridge, the property owner in title and the Peregrine entities that support any type designation or connection with a common zoning designation.

2. Like the undeveloped plan before this, we suggest a “non disturbance” buffer area of not less than 40 feet in depth, be required along all the property owned or controlled by the developer adjacent to the Fawn Hill subdivision back yards to separate and screen this development from that neighborhood. In addition, a non-disturbance area applies along the east property line with 90 feet in depth. This buffer area should be shown along this entire property line, not just behind the to-be developed lots as shown on plan C-100.

3. The Planning Board reviewed this proposal along the concept of a planned and unified development that unifies and rationalizes different sized lots, here, being 60 feet wide, 80 feet wide and 100 feet wide, all in the same development. We believe this is in the spirit of the “General provisions; planned districts”⁶ referring to the “establishment of a planned district”. To this end, we took inspiration from developments in the Town which have unified development and project controls, such as Velasko Village and the newer Woodridge Heights developments. Some of the project proponents are involved with Timber Banks in Baldwinsville which provided a context for some of the ideas, and which contains multiple types of housing and different size lots.

Common to these developments are development standards which are both defined and which are recorded as covenants which outline what is permitted on the lots and which run with the land. All lots become subject to comply with such standards by the purchase and ownership lots in the development. Equally important is a Homeowners Association (“HOA”) which administers and oversees compliance with these covenants and standards through the life of the development in a managed community.

Such HOAs exist in the Town of Onondaga at Velasko Village and now at Woodridge Heights on Onondaga Road. An HOA is also in place at Timber Banks. The developer here submitted a copy of a form of document for an HOA from another project. We looked at this as conceptually a form that could be created and modified for use for Seneca Ridge, subject to requirement that the creation of the association and the inclusion of covenants do not expire by time limit and run with the land. Due to the different size lots and interspersing of lot sizes, this requirement of the creation of an HOA is a critical element to manage and administer these covenants long term.

Note that the HOA template submitted for review, as an example, contain a limited term. It is our intent, as already discussed with the developer, that the term of the covenants of restrictions shall “run with the land” as to bind owners and successive owners without limit as to time.

⁶ Section 285-21 of the Town of Onondaga Zoning Code

4. In conjunction with an HOA to manage the process, certain standards should be put in place and apply to all lots as covenants that run with the land. These include:

a. No accessory structures or sheds are to be permitted. This is a commonly used restriction. Timber Banks contains such a limitation. Timber Banks accommodates property owner flexibility for storage by requiring that storage areas are designed and built as appendages or extensions of the primary residential structure, and not as free standing structures. We believe that this same standard, and means of accommodating storage, of no freestanding accessory structures or sheds, should be required here. Note that accessory structures and sheds are not permitted at Velasko Village or Woodridge Heights.

b. Extensive discussion took place regarding lot fencing. With lots of varying sizes, fences were viewed as barriers, physically and visually, to a unified development. After much discussion, it is our strong recommendation that, except where an inground swimming pool may exist (as hereinafter discussed), no fences of any kind would be permitted to be erected or maintained on the 60' wide lots (those being identified with the taupe /beige shading on the drawing C100) where the side yard setback is a minimum of 7.5', nor on the 80' wide lots (those being identified with the yellow shading on the drawing C100) where the side yard setback is a minimum of 10'. Put this in context and compare to the 100' wide lots where the side yard setback is a minimum of 20' between the side of line and any improvement.

c. Only inground pools would be allowed on any lot. The covenants must state any that any such pool together and its equipment, (consistent with existing Town zoning related to pools) must be located behind the main house structure and no closer to the side lot line than the main house structure.

d. Similarly, a fence enclosure required by the applicable building code for in ground pool installations, including any related improvements such as a walk or patio, shall not extend beyond the main house structure and no "closer to the side lot lines than the main building side yard width". This is the identical standard in our existing zoning code. which applies to pools.

e. Fences, where otherwise permitted in this development, shall be constructed of wrought iron/aluminum materials and a picket fencing style. No opaque fencing or barriers, whether they be vinyl, wood or other material are permitted. No chain link fences will be permitted.

f. One native species deciduous tree with a minimum caliper size of not less than 2.5 inches shall be planted in the front yard on each lot in conjunction with initial lot construction. Such tree location shall be within the designated lot, and outside the limits of any public right of way or any easement area. Such tree locations shall be placed to allow for their anticipated mature height and width.

5. In the course of our project review, we learned that the project proponent applied for and received a property tax exemption from the Onondaga County Industrial Development Agency for a similar apartment proposal in the Town of Manlius. We inquired of the developer here, and they have indicated that they intend to pursue a similar exemption for this project. We bring this to the Town Board's attention and we recommend that the Town Board evaluate and consider whether any approval of this zone change should condition against any tax exemption.

6. The Town recognizes the situation faced with the existing P-RC designation, where

Peregrine, committed to and then failed to construct any residential units as required. We, the Town of Onondaga, experienced that their sole development interest was the memory care facility, which after more than 10 years, is all that exists on the property.

The primary developer now, AC Hammer LLC, has openly and honestly stated that their interest in this development proposal is for the apartments units only, and not the single family housing. They propose to bring in others to address the individual lot housing components. In order to learn from the Town's experience of the past, we strongly recommend that the Town Board condition any approval of the zone change on a condition that at least twenty four (24) individual lots be constructed and completed with improvements, to be building permit ready, before a building permit would be issued for the apartment component of this proposal. We believe this is an appropriate condition that can fit within the consideration of "[c]onstruction sequence and time schedule for completion of buildings..." under the code sections for planned developments ⁷. We have discussed this with the developer, and they have acknowledged and understand the Town's concern, and they have agreed to this proposed condition.

Attached to this letter is a Schedule A of the documents listed and included with this package forwarded to you.

The content of this letter was reviewed and discussed at an open meeting and the members of the Planning Board endorse its contents.⁸

Very truly yours,
Town of Onondaga Planning Board

⁷ Section 285-21(c) (8) of the Town of Onondaga Zoning Code

⁸ Planning Board member, Mr. Otey Marshall, abstains from involvement in this matter due to his association with Hueber Breuer.

Schedule A

- Overall Site Layout Plan – C-100 dated 7/21/26 by CHA Consulting, Inc.
- Roadway Profile – C-251 dated 8/11/25 by CHA Consulting, Inc.
- Example Single Family Diagrams
 - o Type A - Single Family Architecture w/ photos– A-1 dated 8/3/25 by RAV Architect
 - o Type B - Single Family Architecture w/photos – A-1 dated 5/17/23 by RAV Architect
 - o Type A – Side Elevation – A-4 dated 8/3/25 by RAV Architect
 - o Type A – Floor Plan – A-3 dated 8/3/25 by RAV Architect
 - o Type B – Side Elevation – A-4 dated 5/17/23 by RAV Architect
 - o Type B – Floor Plan – A-3 dated 5/17/23 by RAV Architect
 - o Example Lot Diagram (60ft Lots) – C-110 dated 7/21/26 by CHA Consulting, Inc.
 - o Example Lot Diagram (100ft Lots) – C-108 dated 7/21/26 by CHA Consulting, Inc.
 - o Example Lot Diagram (80ft Lots) – C-109 dated 7/21/26 by CHA Consulting, Inc.
- Apartment Architectural Drawings (dated 7/21/26 by Perkins Eastman)
 - o Architectural Site Plan
 - o Typical Resident Floor
 - o Community Center Floor
 - o Building Elevations
 - o Building Materials
 - o Building Views – Entry Road to Bldg A
 - o Building Views – Walking Path to Bldg A
- NYSDOT Traffic Study Review Letter dated 12/18/25
- NYSDOT Traffic Study Addendum Review Letter dated 7/9/26
- Traffic Impact Assessment – dated 5/22/25 by GTS Consulting.

- Traffic Impact Assessment Addendum – dated 3/24/26 by GTS Consulting.
- Sewer Capacity Letter – dated 4/22/26 by OCDWEP
- Water Capacity email – dated 4/6/26 by Stephen Drake (OCWA)
- HOA Template of “Declaration of Protective Restrictions & Protective Grant