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.
August 24, 2026

DRAFT

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

Acting Chairman Fuller called the Planning Board to order at 7:00 p.m. noting that Chairman Malfitano is excused.

Woodland Hills Subdivision

The applicant requested to postpone this matter until the September 14, 2026, Planning Board meeting.

Limestone-Norton Subdivision

Mr. Perrine noted that the SWPPP acceptance form was received and signed by Mr. Herrick, Building Code Officer. Ms. Bell stated that the Maintenance Covenant and Easement Agreement was sent to the applicant, Mr. Gantley. She clarified that they want the MCEA to run with the land and she will make that revision. It was noted that the subdivision approval should be contingent on the execution of the Maintenance Covenant and Easement Agreement which the applicant has agreed to, based on discussion.

Part 2 of the Short Environmental Assessment Form for the Limestone-Norton Subdivision dated July 8, 2025, was reviewed and completed by Ms. Bell. Ms. Bell suggested that the Planning Board consider a resolution declaring the matter an unlisted action pursuant to SEQR, that the Planning Board will serve as the Lead Agency on an uncoordinated basis, and after review of the SEAF dated July 8, 2025, render a negative declaration. The motion was made by Mr. Hagan and seconded by Mr. Hillery. The motion passed with all in favor.

There being no further comments, Acting Chairman Fuller made a motion to close the Public Hearing in the matter of Limestone-Norton Subdivision. Mr. Marshall seconded the motion which passed unanimously.

Acting Chairman Fuller made a motion to accept the preliminary plan for Limestone-Norton Subdivision last revised June 8, 2026, waive further public hearing, and grant final approval of Limestone-Norton Subdivision subject to the execution and recording with the Onondaga County Clerk's Office of the Maintenance Covenant and Easement Agreement and confirmation by the Town of Onondaga Code Enforcement Office prior to the issuance of a certificate of occupancy that the stormwater facilities have been constructed in accordance with the construction drawings and Stormwater Pollution Prevention Plan. Mr. Marshall seconded the motion which passed with all in favor.

Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended

The applicant, Mr. John Argiro, stated that an updated plan now showing separate driveways was provided to Mr. Perrine. He thought plans were dropped off for the Planning Board to review but they could not be located. It was noted that fees have been paid. Mr. Perrine reviewed the plan and a comment letter dated August 21, 2026 was sent to Mr. Coyer. The applicant provided septic approval from the Department of Health. It was also noted that approval for the new driveway was received from the Town Highway Superintendent.

Part 2 of the Short Environmental Assessment Form for the Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended dated July 15, 2026, and signed by Tiim Coyer, was reviewed and completed. Acting Chairman Fuller made a motion declaring the matter an unlisted action, stated that the Planning Board will serve as the Lead Agency on an uncoordinated basis, and after review of the SEAF dated July 15 2026, rendered a negative declaration. Mr. Hagan seconded the motion which passed with all in favor.

A Public Hearing regarding this matter will be scheduled for September 14, 2026. Mr. Bell will contact Ianuzi and Romans for the legal description if she does not have it already.

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 August 10, 2026, meeting. The motion passed with all in favor.

A motion was made by Mr. Hillery, seconded by Mr. Marshall, 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 7:32 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary