

Town of Onondaga
Town Board Meeting Minutes
July 20, 2026

The Town Board of the Town of Onondaga met at a regular meeting at 5:00 p.m. on Monday, July 20, 2026 , at the Town of Onondaga Town Hall, 5020 Ball Road, Syracuse, New York.

Present:	Supervisor	John P. Mahar
	Councilor	Kathy Fedrizzi
	Councilor	Lisa Goodwin
	Councilor	Ellen Magnarelli Terrien
	Councilor	John Wheatley
	Town Attorney	Nadine Bell
	Town Engineer	Bill Perrine
	Town Clerk	Janet Hillery

- 1. Pledge of Allegiance
- 2. Committee Reports – New Members Taunton, Onondaga Hill, Howlett Hill Fire Departments

Town Councilor John Wheatley requested the following resolutions:

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Wheatley and seconded by Councilor Fedrizzi to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the following new member of the **Taunton Fire Department**:

Name	Address	Status
Anthony Scalise III	Chester Rd., Syr.	Full/Active

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Wheatley and seconded by Councilor Goodwin to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the following new member of the **Onondaga Hill Fire Department**:

Name	Address	Status
Luis Gonzalez	Franklin St., Jamestown, NY	Full/Active

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes

Supervisor	John P. Mahar	Voted	Yes
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The foregoing resolution was thereupon declared duly adopted.

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Wheatley and seconded by Councilor Goodwin to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the following new member of the **Howlett Hill Fire Department**:

Name	Address	Status
Richard Lamphier	Barbara Lane, Camillus	Full/Active

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

3. Highway Superintendent’s Report

Highway Superintendent John Smith was excused.

4. Building and Codes Director’s Report

Building and Codes Director Jeff Herrick reported that there have been 15 new building permits issued and 6 fire inspections. He said this uptick is a good sign indicating improvements and growth within the Town. Mr. Herrick also requested a resolution to approve Malchak Landscaping, Inc. to provide landscaping services at the Town Hall.

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Fedrizzi and seconded by Councilor Wheatley to wit:

BE IT RESOLVED that the Town of Onondaga Town Board approve the contract with lowest bidder Malchak Landscaping Inc. to provide landscaping services and improvements to the Town of Onondaga Town Hall in the amount of \$25,725.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Codes Director Herrick also requested a refund for a property owner who purchased a lot that was created prior to the Town’s adoption of *Subdivision Regulations*. As a consequence, the lot does not meet current dimensional requirements and is considered a legal, nonconforming lot. The Town has confirmed that the property owners may construct a residential structure on the nonconforming lot, so long as the structure complies with the setback requirements that apply to nonconforming lots.

Attorney Bell said that the Code Enforcement Office’s referral of the request to the Zoning Board of Appeals was the result of an oversight of an unusual clause in the zoning law, resulting in the following resolution:

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar and seconded by Councilor Goodwin to wit:

BE IT RESOLVED that the Town of Onondaga Town Board approve the refund of the fee charged for an area variance application to Donald Ruckyj, property owner of 5026 Onondaga Road, upon confirmation by the Code Enforcement Office that the property owner does not require area variance approval to construct a residential structure on a legal, nonconforming lot that satisfies the Town’s applicable setback requirements.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Codes Director Herrick also reported that the crime in the area is the worst the area has seen in a long time. He said he had a Sheriff come in this morning and reported that there was an incident at 201 Brookside, at the corner of Stonefield and Brookside, where 4 juveniles broke into the vacant property and found a box of ammunition, of which there is still some in the house. They took a lighter and lit a bullet resulting in an 11-year-old losing his thumb, and another 11-year old has shrapnel in both arms. Mr. Herrick said that this property was on the list to be condemned. Town Attorney Bell said a “last owner search” has been completed for a number of properties on the list, and the Code Enforcement Office is determining an appropriate time-frame for demolition. Codes Director Herrick said tomorrow (7/21), he will be at the property with the Sheriff’s Department to condemn the property. The Sheriffs will have the opportunity to confiscate any ammunition left in the property. Supervisor Mahar said this property has been a problem for years.

Codes Director Herrick also reported that the setbacks for a structure on property located at 4421 Howlett Hill Road was questioned by the Planning Board. Initially, Mr. Herrick advised that the structure is not in violation as alleged by the Planning Board. Mr. Herrick said he authorized moving the foundation of the rock ledge, and discussed trying to be within 12-14” of the setback of the code, which he field verified. He said he believed it was within the Zoning Law for the R-1 setbacks. Last week he was provided an updated the as-built survey from Lehr Land Surveying and the final certified dimensions for approval are: Front yard setback is 18” to the good (65’ from the center line to the edge – we are at 66’ 6”). On the East side, it is at 24” to the good, which requires 20”. On the West side they came in at 29”, at 22’5” on the far side, and 79’ off the rear. He plans on moving forward with certifying this to issue a Certificate of Occupancy within the next 4-6 weeks. Supervisor Mahar asked if the setback was measured from center line, noting that the Town’s setback requirement is measured from the road right-of-way. Town Engineer Bill Perrine confirmed with Mr. Herrick that the proper is zoned R-1 and said that under section 285-31 of the Zoning Law an additional setback requirement of 15 feet applies due to the roadway classification. Attorney Bell suggested that Mr. Herrick confirm with the surveyor whether the measurement is from the road right-of-way or centerline. Town Engineer Perrine said that the front yard setback for lots with public water and sewer is 35’. That, with the additional 15’ requirement for certain roadways, makes the setback 50’. If it is currently 65’ from the center line, it will be close.

Codes Director Herrick also said that the ***Herald of Joy Church*** on Split Rock Road is in attendance tonight to present their updated plans. Town Engineer Perrine said they will need to be reviewed by the Planning Board for review and recommendation first before being brought before the Town Board for approval. Mr. Herrick will send the site plan to Nadine, as well as the application and SEQR documents.

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5. Town Supervisor Comments

Town Supervisor John Mahar said that last week a Town resident had a complaint about speeding on his road and throughout the Town. He said that he and members of the Town Board have made calls to the Sheriff's Department. He had the court clerk run the tickets for 2025, in which there were 49 tickets issued. So far in 2026, there have been 165 to date. He said they are getting great cooperation from the NYS police and the Sheriff's. For a while the Sheriff's were short staffed, but we are now getting better results. He reiterated the need for residents to call 911 for all matters.

6. Parks and Recreation Director's Report

Parks and Recreation Director Charry Lawson reported that the new bike path "Traffic Garden" at Santaro Park will be opening next Wednesday at 1:00 pm, and the first concert in the park, "Vote for Pete" will be later that day at 6:00 pm.

Parks Director Lawson said they were accepted for the Community Development projects for 2027 which entail redoing the bathrooms at Howlett Hill Park.

7. Attorney's Report

7a) Peregrine Landing Roadway Designation

Town Attorney Nadine Bell introduced the following resolution pertaining to the roadway designation for Peregrine Landing:

**RESOLUTION - TOWN BOARD
TOWN OF ONONDAGA
July 20, 2026
(PEREGRINE LANDING, Phase 1A1)**

The following resolution was made by **Councilor Goodwin** and was seconded by **Councilor Wheatley**:

WHEREAS, **Mark Farchione**, Member of **Peregrine Properties of Onondaga LLC**, (hereinafter "Developer") has executed, pursuant to Highway Law Section 171, a "Dedication of Land and Release of Damages" form proposing to dedicate to the Town of Onondaga (hereinafter "Town") a certain parcel of land for street or highway purposes and releasing the Town from all damages by reason of the laying out and opening of said streets or highways, said parcel of land being described in Schedule "A"; and

WHEREAS, said Developer also executed and delivered to the Town a warranty deed dated March 26, 2026, conveying said parcel of land to the Town; and

WHEREAS, said Developer also executed and delivered to the Town a Highway, Sewer and Drainage Construction and Maintenance Agreement dated April 21, 2016, as subsequently amended, and security in proper form and amount as required by said Agreement including a cash deposit for engineering inspection and monuments; and

WHEREAS, the Developer provided the Town with a current abstract of title and title insurance in an amount acceptable to the Town Board; and

WHEREAS, the Highway Superintendent of the Town has made, executed, and delivered to the Town Board an order laying out such streets or highways; and

WHEREAS, the Town Board, by resolution, authorized the Supervisor of the Town to execute and enter into an agreement with the Developer for the construction and maintenance of highway, sewer, and drainage facilities within such development; and

WHEREAS, the land described in the aforementioned warranty deed has been improved as streets or highways, in accordance with standards and specifications for a town highway within this Town, and in conformance with applicable regulations and requirements and provisions of state law pertinent thereto; and

WHEREAS, the Developer has presented the Town Board with an executed Affidavit of No Liens, dated July 16, 2026, affirming that the highway, sewer, and drainage work was completed in accordance with the Highway, Sewer and Drainage Construction and Maintenance Agreement dated April 21, 2016, as subsequently amended, and that there are no liens, judgments or claims affecting the property and/or work, and did further present the Town Board with a Bill of Sale, dated July 16, 2026, for any and all sanitary sewer and storm sewer facilities, drainage facilities, piping, manholes, fixtures, and appurtenances installed in connection with and pursuant to such development; and

WHEREAS, the Developer has requested that the streets or highways be named as follows: Peregrine Way, consisting of approximately 0.16 miles; and

WHEREAS, the Town Board has reviewed and considered all of the aforementioned documents and have found them to be in proper order and the Town Board having further found that it is in the public interest to accept dedication of said streets or highways.

NOW, THEREFORE, it is

RESOLVED, that the Town Board, on the behalf of the Town, does hereby consent to the order of the Highway Superintendent laying out the said streets or highways and does hereby accept the dedication of the said streets or highways as set forth in Schedule “A”; and it is further

RESOLVED, that the names of said streets shall be as previously noted herein; and it is further

RESOLVED, that the Town Clerk be and hereby is authorized and directed to file and record in her office the aforementioned “Dedication of Land and Release of Damages” dated July 16, 2026,

and executed by Mark Farchione, Member of Peregrine Properties of Onondaga LLC, the written consent of the Town Board and the order of the Highway Superintendent laying out said streets or highways; and It is further

RESOLVED, that the Developer be and hereby is released from further obligation under the Highway, Sewer and Drainage Construction and Maintenance Agreement dated April 21, 2016, as subsequently amended, and that any remaining securities be released to the Developer; and it is further

RESOLVED, that all authorizations and approvals herein granted be and are expressly conditioned upon the Developer providing to the Town good and quiet title to all street(s) or highway(s) and easements, receipt of a duly executed affidavit of no liens, and the payment of all outstanding fees and disbursements, including title document and insurance costs, due to the Town resulting from this development.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

SCHEDULE “A”

DESCRIPTION OF LOT 6, PEREGRINE WAY, PEREGRINE LANDING ON ONONDAGA HILL TO BE CONVEYED, TOWN OF ONONDAGA, ONONDAGA COUNTY, NEW YORK.

BEGINNING AT A POINT, said point being the following courses and distances from northeast corner of Phase 1, Peregrine Landing on Onondaga Hill along the southerly line of New York State Route 175, said point also being the northeast corner of Lot 3 of the Peregrine Landing subdivision as shown on that certain Final Plan entitled “Peregrine Landing on Onondaga Hill Phase 1A1 Final Plan, Pt of Lots 118 & 119, Town of Onondaga, Onondaga Co., NY – Sheet 4 of 4” dated September 10, 2014 prepared by D.W. Hanning L.S., P.C. as last revised October 9, 2015 and filed in the Onondaga County Clerk’s Office as aforesaid and in the southerly line of New York State Route 175: South 69 degrees 35 minutes

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26 seconds West a distance of 187.92 feet and South 77 degrees 10 minutes 37 seconds West for a distance of 161.80.

THENCE South 17 degrees 30 minutes 39 seconds East for a distance of 95.17 feet to a point of curve;

THENCE along a curve to the right having a radius of 230.00 feet and an arc length of 193.23 feet, being subtended by a chord of South 06 degrees 33 minutes 23 seconds West for a distance of 187.59 feet to a point;

THENCE South 30 degrees 37 minutes 26 seconds West for a distance of 100.25 feet to a point of curve;

THENCE along a curve to the left having a radius of 170.00 feet and an arc length of 252.97 feet, being subtended by a chord of South 12 degrees 00 minutes 19 seconds East for a distance of 230.26 feet to a point;

THENCE South 54 degrees 38 minutes 03 seconds East for a distance of 62.58 feet to a point of curve;

THENCE South 35 degrees 21 minutes 57 seconds West for a distance of 60.00 feet to a point;

THENCE North 54 degrees 38 minutes 03 seconds West for a distance of 62.58 feet to a point of curve;

THENCE along a curve to the right having a radius of 230.00 feet and an arc length of 342.25 feet, being subtended by a chord of North 12 degrees 00 minutes 19 seconds West for a distance of 311.53 feet to a point;

THENCE North 30 degrees 37 minutes 26 seconds East for a distance of 100.25 feet to a point of curve;

THENCE along a curve to the left having a radius of 170.00 feet and an arc length of 142.82 feet, being subtended by a chord of North 06 degrees 33 minutes 23 seconds East for a distance of 138.66 feet to a point;

THENCE North 17 degrees 30 minutes 39 seconds West for a distance of 100.09 feet to a point on the southerly line of New York State Route 175;

THENCE North 77 degrees 10 minutes 37 seconds East for a distance of 60.20 feet along the southerly line of New York State Route 175 **TO THE POINT AND PLACE OF BEGINNING.**

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 1.00 acres more or less.

7b) Onondaga Hill Fire Dept. – Sign Replacement

Town Attorney Nadine Bell recapped the Onondaga Hill Fire Department’s appearance at a prior Town Board meeting with a proposal to replace an existing sign. The application was then referred to the Town Planning Board. They did not have objections, however, the Board had two comments. The first comment questioned whether the Fire Department had the necessary approvals in the past for the signs. Attorney Bell did confirm that the proposal is to use the existing steel structure and will be the exact same size as the existing sign. The Planning Board also questioned existing electronic signage prohibitions, specifically the limits on how often messages may change. She circulated the following resolution:

TOWN OF ONONDAGA TOWN BOARD RESOLUTION GRANTING 4831 VELASKO ROAD AMENDED SITE PLAN APPROVAL July 20, 2026

WHEREAS, Onondaga Hill Fire Department, Inc., as the owner (the “Applicant”) of certain real property known as Tax Map No. 021.-06-12.0, located at 4831 Velasko Road, in the Town of Onondaga (“Property”), has applied to the Town of Onondaga Town Board for amended site plan approval to

replace an existing sign on a parcel located in the Residenital-1 (R-1) zoning district which is the home of a Fire Department complex; and

WHEREAS, no other agency in the Town of Onondaga has the authority to grant amended site plan approval, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (SEQRA) with respect to the proposed site plan amendment, with the result that the Town Board shall act as lead agency in this matter; and

WHEREAS, the Applicant previously obtained amended site plan approval in April 2025, to install Traditional EdCo Steel Siding in the custom charcoal gray color on the existing Fire Hall; and

WHEREAS, the Applicant seeks approval to replace an existing announcement sign with a double-sided custom electronic sign, measuring 3’9” x 8’1”, to be installed between existing steel poles, at the entrance of the Property; and

WHEREAS, the sign application was duly referred to the Town of Onondaga Planning Board for review in accordance with the West Seneca Turnpike Overlay District; and

WHEREAS, by letter dated July 14, 2026, the Planning Board recommended that the Town Board confirm the location of the existing sign has proper land use approvals and that the Town Board consider whether enforcement of existing electronic signage prohibitions is appropriate or desired; and

WHEREAS, this Board has carefully examined the proposed signage and has reviewed the comments of the Planning Board and determines it is in the public’s interest to approve the proposed site plan.

NOW, THEREFORE, upon motion made by Councilor Fedrizzi and seconded by Councilor Magnarelli-Terrien, it is

RESOLVED AND DETERMINED, that there are no other involved agencies, the Town Board shall act as lead agency, and that the proposed site plan amendment is a Type II action under SEQR, thus concluding the environmental review process; be it further

RESOLVED AND DETERMINED, that the Town Board of the Town of Onondaga, Onondaga County, New York, does hereby approve the Applicant’s request for amended site plan approval to allow the replacement of an existing announcement sign with a double-sided custom electronic sign, measuring 3’9” x 8’1”, to be installed between existing steel poles, in accordance with the application materials, consisting of signage details prepared by FOCUS Digital Display, LLC, dated September 3, 2025.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

Supervisor Mahar added that Codes Officer Ron Ryan researched past approvals and said that it had been approved three times over the past 20 years.

Codes Director Herrick said that Howlett Hill also installed a new sign, and it looks as though they will need amended site plan approval as it is the same situation, replacing an in-kind sign.

8. Engineer’s Report

Town Engineer Bill Perrine referred to the Community Development Grant received by the Parks and Recreation Department in the amount of \$50,000, to be used for the restrooms at Howlett Hill Park. He said that the estimate C&S prepared was for \$100,000 for the renovation and building addition, meaning additional funds will need to be secured. He also said that C&S could prepare

architectural drawings for code compliance and seek construction quotes if the Town Board wishes. Supervisor Mahar said they will need to discuss the additional funding needed, as it cannot come from the General Fund because it is a Park District. Discussion took place about whether or not Community Development would allow the Town to hold the current award and apply next year to seek an additional \$50,000 to cover the anticipated costs for the entire project. Supervisor Mahar said that since this is to accommodate handicapped access, they may be agreeable to it. Supervisor Mahar said that when the Senior Center was done, they allowed a two-year time frame to complete the work utilizing the funds.

Town Engineer Perrine also reported he is in the process of getting quotes to provide sanitary sewer service for the properties at 4421 Howlett Hill, owned by the Tangredis, and 4429 Howlett Hill Road owned by Jennifer Lounsbury. Mr. Perrine said because there is not an existing lateral or service there, quotes for a new sewer service are required. If the homeowners approve of the low bid, they will be required to post monies with the Town, the contractor would do the work, and then the Town or C&S would go out and inspect it. It would need to be directionally drilled because Howlett Hill Rd. is a County highway and you can't open cut it which presents a challenge, as there are a lot of utilities to deal with.

The Tangredi's at 4421 Howlett Hill have approval to do a directional drill, and Jennifer Lounsbury at 4429 Howlett HILL has her paperwork in for her approval as well.

9. Minutes Approval – 7/9/26 TBM

TOWN BOARD RESOLUTION

The following resolution was offered by Councilor Goodwin and seconded by Councilor Wheatley to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board approve the 7/9/26 Town Board meeting minutes as prepared by the Town Clerk.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Abstained	----
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

10. Abstract Approval - 7/20/26

The following Abstracts were audited and approved for payment on 7/20/26:

- All General Fund Account on Abstract No 14, numbers 619 through 673 inclusive, totaling \$36,202.18.
- All Highway Fund Accounts on Abstract No. 14, numbers 283 through 296 inclusive, totaling \$27,745.17.
- All Parks Fund Accounts on Abstract No. 14 numbers 100 through 104 inclusive, totaling \$2,676.22.
- All Sewer Fund Accounts on Abstract No. 10, numbers 23 through 25 inclusive, totaling \$6,479.79.
- Consolidated Drainage Accounts on Abstract No. 9, numbers 16 through 22 inclusive, totaling \$19,031.24.
- All Trust & Agency Accounts on Abstract No. 10, numbers 21 through 22 inclusive, totaling \$2,898.85.

TOWN BOARD RESOLUTION

The following resolution was offered by Supervisor Mahar and seconded by Councilor Fedrizzi to wit:

BE IT RESOLVED, that there being no further business to come before the regular meeting of the Town of Onondaga Town Board, the Town Board move to Executive Session at the request of the Codes Director, for advice from counsel on a property, with no action expected.

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

Councilor	Kathy Fedrizzi	Voted	Yes
Councilor	Lisa M. Goodwin	Voted	Yes
Councilor	Ellen Magnarelli Terrien	Voted	Yes
Councilor	John Wheatley	Voted	Yes
Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

The Town Board meeting of the Town of Onondaga adjourned at 5:33 p.m.

Janet J. Hillery
Town Clerk