Town of Onondaga
Town Board Meeting Minutes
November 2, 2026

The Town Board of the Town of Onondaga met at a regular meeting at 5:00 p.m. on Monday, November 2, 2026 , at the Town of Onondaga Town Hall, 5020 Ball Road, Syracuse, New York.

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

1. Pledge of Allegiance

2. Community Guest – Lisa Frost – Backyard Chickens

Town resident Alyssa Frost was present to discuss the possibility of changing the Town's 7-acre requirement to be able to have chickens, to include standard backyards. She anticipates and would welcome strict regulations in an effort to protect their neighbors. She provided a PowerPoint presentation outlining the benefits of having backyard chickens, and how other municipalities have handled this with regards to zoning. Supervisor Mahar asked what her thoughts were about the Town policing and enforcing the rules, and she replied that they would be enforced by Codes with a fine imposed if out of compliance. Supervisor Mahar asked her thoughts on permitting, inspections, and fees to conduct those. Lisa, also a community guest in favor of this, said that other municipalities allow chickens and pointed out that in NYC, they allow them. She said that Fayetteville allowed them with the hopes of it decreasing tick numbers, as ticks are a food source of chickens. Discussion took place about what other municipalities allow and charge. It was also pointed out that they eat other pests, such as stink bugs. Supervisor Mahar asked how to handle the residents that do not want this. Ms. Frost replied that with the rules she is proposing, the complaints should be minimal.

3. **Schedule Public Hearing – Local Law F-2026 - Seneca Ridge Site Plan Zone Change**

TOWN OF ONONDAGA
TOWN BOARD RESOLUTION

November 2, 2026

TOWN OF ONONDAGA LOCAL LAW F-2026

A LOCAL LAW CONFIRMING THE ZONING DESIGNATION FOR CERTAIN PROPERTY AS BEING ZONED PLANNED RESIDENTIAL COMMUNITY (PR-C) IN THE TOWN OF ONONDAGA AND AMENDING THE PR-C DEVELOPMENT PLAN

Councilor Fedrizzi introduced proposed Local Law No. F-2023, "A Local Law Confirming the Zoning Designation for Certain Property as Being Zoned Planned Residential Community (PR-C) in the Town of Onondaga and Amending the PR-C Development Plan," which proposed local law will amend the zoning designation approved by the enactment of Local Law No. 5 of 2011, which was seconded by **Councilor Magnarelli-Terrien**:

WHEREAS, proposed Local Law No. F-2026 has been introduced and will be considered for enactment pursuant to the provisions of the Municipal Home Rule Law; and

WHEREAS, Volume 6 N.Y.C.R.R., Sections 617.3 and 617 of the Regulations relating to Article 8 of the New York Environmental Conservation Law of New York (SEQRA), requires that as early as possible an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, in 2004, the Town of Onondaga assumed Lead Agency status on a coordinated basis on a request to change the zoning designation of certain lands, consisting of approximately 129.69 acres

located south of Route 175 on Onondaga Hill, from Residential to Planned Residential Community (PR-C); and

WHEREAS, by resolution dated October 11, 2011, the Town Board for the enactment of Local Law No. 5 of 2011, ratified and reaffirmed a negative SEQRA declaration that had been rendered by the Town of Onondaga Planning Board on a coordinated basis; and

WHEREAS, having received an amended development plan, the Town Board has received an updated Full Environmental Assessment Form that has been circulated, by letter dated September 25, 2026, to the interested and involved agencies for further review and comment; and

WHEREAS, the Town Board did further refer the amended development plan to the Onondaga County Planning Board for review pursuant to General Municipal Law Section 239; and

WHEREAS, the Town Board does desire to schedule a public hearing to consider the enactment of proposed Local Law No. F-2026.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED that the Town Board shall conduct a public hearing as to the enactment of proposed Local Law No. F-2026 at the Town Hall located at 5020 Ball Road, Syracuse, New York 13215 on November 16, 2026, at 5:30 p.m., or as soon thereafter as the matter can be heard, at which time all persons interested in the subject shall be heard.

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.

4. St. Elias Church Digital Sign Approval - Discussion

Supervisor Mahar inquired about whether this even needed site plan approval. Codes Director Herrick said that this will be taken care of under the amended site plan public hearing scheduled for the 16th. In 1999 they obtained a variance, and this new sign will be placed in the exact same spot. They are only changing the sign from a back lit sign to LED. Councilor Fedrizzi clarified that an application needs to be filled out by the church. Attorney Bell said that because it is 32 square feet, an amended site plan is not necessary, as there was an existing area variance.

5. Highway Superintendent's Report

Highway Superintendent John Smith reported that they finished fall cleanup and that numbers were very similar to last year. They collected 333 loads for a total of 536.91 tons at a cost of $57,904.66, and pointed out that dumping fees increased this year.

They finished up patching and are in the process of repairing pipes around Harris and Curtis Roads. He also reported that they are trying to get concrete but it has become harder to get, and he is guessing it is due to Micron development and the route 81 project. He also reported they are getting their trucks ready for winter. He also said he does not currently have a seasonal employee and requested a resolution to hire three part-time laborers on an as-needed basis. He also said that this is within their budget.

TOWN BOARD RESOLUTION

The following resolution was offered by **Supervisor Mahar** seconded by **Councilor Wheatley** to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board does hereby authorize the Town Highway Department to hire the following individuals on a part-time, as needed basis:

NAME	POSITION	PAY RATE	EFFECTIVE DATE
Zac Slaski	Laborer P/T	$24.95/hr.	11/23/26
Logan Battaglia	Laborer P/T	$24.95/hr.	11/23/26
Chris Hodge	Laborer P/T	$24.95/hr.	11/23/26

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.

Highway Superintendent Smith also reported that they cleaned out the liner in the drainage basin there, and they are looking to replace that. Town Engineer Bill Perrine said that J&A Excavation received three quotes for liners ranging from $10,000 - $20,000. He said he would like to do some research on what similar projects have used and their outcome. He discussed three-piece field welded liners vs. factory welded, and one-piece liners, which would be on the expensive end. Mr. Perrine wants to research the thickness and UV resistance, etc. Supervisor Mahar said that a resident, Marc Malfitano, came to the Town Board saying that the Highway Department damaged the liner, which caused the pond to not retain the water. Supervisor Mahar stopped down there and asked the contractor what he thought happened, and the contractor said it was not the Highway Department at all, but that it was an invasive weed that grew up through the liner which caused a leak. Supervisor Mahar said we need to make sure we're not sitting here again in 5 years for the same issue. Town Engineer Perrine said that if we have a dry summer, and there's not a source of incoming water, the drop could drop and you would see the liner, which could be a concern aesthetically. Councilor Kathy Fedrizzi asked about possibly going smaller, which was discussed previously, and he said if it is a dry summer, it still might not solve the issue. Mr. Perrine said that theoretically it is correct with the smaller footprint, but it's not a guarantee. Codes Director Herrick asked if the new expansion would be directed to that basin, and Supervisor Mahar said no, they will have their own basin. Highway Superintendent Smith said that after the last 3" rain event, water was over the top of the basin. Town Engineer Perrine said that it is doing what it is designed to do. Councilor Magnarelli Terrien asked if a dry-basin is less effective than the pond as it is now, and Town Engineer Perrine said that it is a different functionality but can achieve the same result. He said that with the elevation he doesn't know if the pond would work. Councilor Magnarelli Terrien asked which one would be most cost effective, and Supervisor Mahar said that the problem is that if it doesn't drain completely you could have standing water.

Highway Superintendent Smith also reported that their current printer/scanner is not working, and it needs to be replaced with one that can handle the large quantity of printing and scanning they do. Highway Superintendent Smith requested the following resolution:

TOWN BOARD RESOLUTION

The following resolution was offered by **Councilor Wheatly** seconded by **Councilor Goodwin** to wit:

BE IT RESOLVED, that the Town of Onondaga Town Board does hereby authorize the Highway Department to purchase a new Xerox Multifunction Ultralink C8345 printer from ITologist, in the amount of $6,750.

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.

6. Building and Codes Department Report

Codes Office Director Jeff Herrick reported that there have been 12 new permits, 1 fire inspection. He has 2 actions he is working on, one being Orchard Vali Country Club. He said they did a fire inspection there and discovered their fire alarm system is not working and said the wires have been snipped. They have already made arrangements to have that fixed.

Mr. Herrick also reported that the Slavic Baptist Church had a similar situation where the fire alarm system was disconnected. He said they were told they had to put the system in or close the doors. Mr. Herrick thinks what happened is they swapped churches with someone else, and the prior tenants had a contract with Syracuse Fire and Alarm, and when the tenants moved it was cancelled and never restored.

Mr. Herrick also reported that he has been having issues with Laserfiche in which the servers are not picking up Laserfiche signal allowing them to do what they need to do. Our IT company, ITologist, is assisting with getting that going. He said that the Laserfiche representative lives in Germany which poses a problem trying to connect during regular hours. He said it's very hard getting a hold of anyone at General Code to assist.

Mr. Herrick also said he's seen a change over the past 6-8 months pertaining to affordability of housing. He said that in the Southwood and Belnap Drive areas, sales of luxury single family homes have cooled off. He said in Woodridge Heights and Green Hills subdivisions, sales are soaring, in which those homes fall into a more affordable price range.

Supervisor Mahar commended Tucker Geiss for his outstanding work in the Code Enforcement office, and keeping him informed about what is happening, along with Attorney Paul Smyth, which is enabling the Town to be on top of its Codes issues. Mr. Herrick also said that they are putting together a plan for the Spring of next year and said that Tucker has identified about 21 properties, and is calculating ..

Two properties on Brookside and Two on Everingham, there are people that want to buy those lots. He said that there is a lot of interest down there. At the next meeting, John Raflowski will present 7 houses and 2 garages that are identified to come down.

7. Parks and Recreation Director's Report

Parks and Recreation Director Charry Lawon reported that due to the nice weather, Santaro and Kings Parks will remain open for the remainder of the week.

8. Attorney's Report

Town Attorney Nadine Bell reported that the Nedrow Fire Department is interested in purchasing a freightliner and requested the following resolution:

TOWN OF ONONDAGA
TOWN BOARD RESOLUTION

Councilor Goodwin introduced this Resolution, which was seconded by **Councilor Wheatley**:

WHEREAS, the Nedrow Volunteer Fire Department, Inc. ("Department") has entered into a financing transaction whereby the Department will finance the purchase of a Freightliner M2 1065 cab and chassis ("Fire Equipment"); and

WHEREAS, the Department will issue its note and mortgage to secure such financing to M&T Bank, which will be the initial lender extending such financing; and

WHEREAS, the Department has stated the maximum amount of the requested financing is $500,000.00 which will be repayable over a ten (10) year term at 5.85 % interest; and

WHEREAS, the Department requested the Town Board to approve the financing transaction as set forth herein so that the obligations of the Department to be issued in connection with the purchase of the Fire Equipment would be exempt from federal taxation as provided for by law without, however,

such approval in any way obligating the Town for the payment of such obligation of the Department; and

WHEREAS, a public hearing was properly noticed by publication in the Syracuse Post Standard newspaper, on July 30, 2026; and

WHEREAS, the public hearing was duly held by the Department on August 10, 2026, to consider approval of the Department's financing request.

NOW, THEREFORE, it is

RESOLVED, that based on materials and evidence presented to the Town Board for such purpose, the Town Board hereby approves the above financing transaction to be entered into by the Department with M&T Bank, or such other lender as may be chosen by the Department from time to time, for the purpose of financing the purchase of Fire Equipment, as previously described, in the maximum amount of $500,000.00 for a ten (10) year term and any modification and extension of such term with either the original lender or such other lender as may be chosen by the Department from time to time; and it is further

RESOLVED, that the details of such financing and any refinancing are the sole responsibility of the authorized agents of the Department and any lender; and it is further

RESOLVED, that the approval of the financing transaction by the Town Board is solely to assist the Department so that it can obtain a tax exempt rate for the financing obligation and such approval is not intended to obligate nor shall it be construed as obligating the Town of Onondaga for the payment of any of the obligations of the Department owed to M&T Bank or any other lender in connection with the financing transaction for the purchase of the Fire Equipment by the Department; and it is further

RESOLVED, that a copy of this Resolution be given to the Department to assist the Department in the financing transaction for the proposed Fire Equipment; and it is further

RESOLVED, that the foregoing Resolution take place immediately.

The question of the adoption 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.

9. <u>Town Engineer's Report</u>

Town Engineer Bill Perrine reported that they are hoping to get Woodridge Estates Sec. 2 paved this year, but is an ambitious schedule so it may not be until next spring. He also said that Velasko Village #4 is getting paved this month. Crown Pt. Ext. Sec. 5A the developer's attorney needs to supply some legal documentation and once satisfied, will be ready to do a final close-out. The only section left is sec. 4, and he did confirm with Highway Superintendent John Smith that there is enough time for CHIPS. Town Attorney Bell said that she needs a warranty deed, street certificiation?? and title insurance.

Mr. Perrine also gave an update on the Tangredi property at 4421 Howlett Hill Road and the sanitary sewer requirements there. The property owner made a deposit for the cost of the lateral to the Town. The Town Engineer did an investigation at the property this morning along with some prep work. The intent is to move forward with a gravity sewer lateral, which is standard within the Town but will need to go under Howlett Hill Road, which is a county highway, and will require directional drilling. Because of all the utilities and rock, and the testing that they've done, they decided to go with a force main above the bedrock. The homeowner has agreed to install a ….grinder station or similar. Town Engineer Perrine said that this solution is better in terms of long-term maintenance for the Town.

Town Councilor Goodwin asked what was happening with the car wash on Brighton Ave. Attorney Bell said that she sent a proposed intermunicipal agreement to City of Syracuse and their Attorney, Alan Lockwood, and still have not heard back from them. Town Engineer Bill Perrine said that the City engineers reached out to him on the proposed assessment of the benefit ratio between how many Town residents were on the sewer vs. City of Syracuse residents. The City has one unit per residence, which prompted his inquiry about Nob Hill Apartments where there are over 500 units. The City realized their system did not account for that, and they were going back to reevaluate. Attorney Bell said the applicant has not mentioned this. Town Engineer Perrine said that this is the most fair approach. Councilor Goodwin asked if they were connected to our sewers now, and Mr. Perrine said he wasn't sure. Codes Officer Jeff Herrick said that all of their concrete is done, so it leads him to believe that they are already hooked up to the sewer.

10. Committee Reports

a) Onondaga Hill Fire Department New Member Request

Town Councilor John Wheatley requested the following resolution:

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 **Nicholas Sargeant** of Oakland Street, Syracuse, as a new member of the **Onondaga Hill Fire Department.**

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.

b) Onondaga Free Library Update

Town Councilor Ellen Magnarelli Terrien provided a brief update and said that at last week's Board of Trustees meeting, Joe Campbell was elected to serve as the new Vice President. She also reported that they were reviewing all of the annual contracts including snow removal, and they have been busy finalizing their budget for approval in December.

12. Minutes Approval – 10/19/26 TBM

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 10/19/26 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	Voted	Yes
Councilor	John Wheatley	Voted	Yes

Supervisor	John P. Mahar	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

13. <u>Abstract Approval - 11/2/26</u>

The following Abstracts were audited and approved for payment on 11/2/26:

- All General Fund Account on Abstract No. 22, numbers 970 through 1010 inclusive, totaling $24,833.27.
- All Highway Fund Accounts on Abstract No. 22, numbers 411 through 430 inclusive, totaling $34,613.66.
- All Parks Fund Accounts on Abstract No. 22, numbers 164 through 165 inclusive, totaling $192.41.
- All Sewer Accounts on Abstract No. 15, numbers 32 through 33, totaling $1,114.61
- All Consolidated Drainage Accounts on Abstract No. 16 numbers 36 through 39 inclusive, totaling $20,917.88.
- All Trust & Agency Accounts on Abstract No. 15, numbers 30 through 32, totaling $22,012.07.

TOWN BOARD RESOLUTION

The following resolution was offered by **<u>Councilor Fedrizzi</u>** and seconded by **<u>Councilor Wheatley</u>** to wit:

BE IT RESOLVED, that there being no further business to come before the regular meeting of the Town Board, the Town Board meeting be adjourned.

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 regular meeting of the Town Board adjourned at 6:06 p.m.

Janet J. Hillery
Town Clerk