

**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.
September 14, 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 7:02 p.m.

Oak Ridge Farms Re-Subdivision

Having received proof of publication dated September 6, 2026, of the Notice of Public Hearing in the matter of the Oak Ridge Farms Re-Subdivision located at 3430 Case Road, Chairman Malfitano opened the public hearing.

Ms. Susan DeRienzo of 3430 Case Road in Marietta appeared before the Planning Board proposing to subdivide a portion of her property of larger acreage and separate a piece to combine it with the adjacent property at 3443 Case Road, which she also owns. She intends to keep the house and property labeled Lot 1 and is selling Lot 2. This is in an effort to readjust some of the lot lines and return some land to the farm.

An updated plan was provided. It was noted that the well location and leach field location for Lot 1 is shown, but there is no leach field shown for Lot 2 which also has an existing house. Chairman Malfitano asked for that information to be added to the final plan by the surveyor.

Ms. DeRienzo noted that the plan states it was approved by David DeRienzo; however, he has passed away. Chairman Malfitano asked for that to be revised on the final plan to reflect Susan DeRienzo only and remove the reference to David DeRienzo on the advice of our attorney.

Mr. Perrine provided a comment letter dated July 15, 2026, however, he is just now seeing the revised plan and he will review the plan and prepare a revised comment letter which will be sent to the surveyor. Additionally, it was noted that building setback lines for the existing houses need to be revised to be measured from the right of way line rather than the center line of the road. Mr. Perrine will outline everything in detail to the surveyor.

There being no further questions or comments from anyone in attendance, Chairman Malfitano

declared the public hearing closed. This matter will not require a referral to the County Planning Board. Once the plan is revised it can be reviewed for Planning Board approval.

Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended

Having received proof of publication dated September 6, 2026, of the Notice of Public Hearing in the matter of the Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended located at 4184 Cleveland Road, Chairman Malfitano opened the public hearing.

Mr. Timothy Coyer of Ianuzi and Romans Land Surveying appeared on behalf of the applicant proposing a two lot subdivision. Since the last appearance, he has added the offsets from the garage to the property line and the house to the property line. They also added the proposed driveway on Lot 3C which is only for access to Lot 3A-1. An easement will be in place for the driveway and it was noted that Ms. Bell will work with the applicant's attorney on the easement verbiage.

Chairman Malfitano referenced a letter from the Town Engineer dated September 14, 2026, which references a plan last revised August 26, 2026. He stated that we will need the easement agreement prior to approval. The legal description needed for the easement agreement will be sent to Ms. Bell.

There were no further questions or comments; however, the public hearing will remain open until the easement agreement is submitted.

Woodland Hills Subdivision

Mr. Timothy Coyer of Ianuzi and Romans Land Surveying appeared on behalf of the applicant. He noted that there were no changes made to the plan since the last appearance. They have been waiting for the SWPPP to be completed and for Mr. Perrine's comment letter which has been received.

It was noted that the access easement and maintenance agreement was received and reviewed by Ms. Bell. Chairman Malfitano noted receipt of the SWPPP and stated that we need to identify what improvements or procedures are going to be part of storm water plan and what maintenance obligations are to be put in the maintenance agreement between the applicant and the Town. Ms. Bell has a draft of the agreement but the town engineer will need to help clarify what improvements have been made and what maintenance obligations are to be ongoing so that information can be added to the private maintenance agreement.

Chairman Malfitano noted that the recommendation for the connection of the sewer lateral to the trunk be made by the Town's contractor. Mr. Perrine stated that the town installing the lateral at the expense of the applicant is the recommendation and the applicant is in agreement. Additionally, it was noted that a condition of approval will be that the connection to the trunk sewer be made by the Town's contractor.

This matter will be added to the September 28, 2026, Planning Board meeting agenda.

Mr. Perrine summarized that the rooftop disconnect through green areas into vegetated swales and with extended detentions through a depression behind each home which will collect storm water and mitigate at an increased rate from an impervious and release it with a level spreader. Chairman Malfitano asked if the storm water officer has reviewed the SWPPP but Mr. Perrine was not sure.

Centerpoint Properties Subdivision

Mr. Ryan Moore, owner of the property located at 4368-4372 W. Seneca Turnpike, appeared with an update regarding this proposed subdivision. He noted that he previously appeared before this Board asking to subdivide a parcel of land he acquired at a tax sale which contained two homes on one lot. There was not sufficient acreage to subdivide the property which contains two existing houses. He noted that he also applied for a variance but the ZBA declined to consider an application.

Mr. Moore has asked the owner of the adjacent farm property if he would be willing to sell property to be added to Mr. Moore's property so it would meet the minimum size requirements and could then be subdivided. He wants to verify if this were to occur, would the Planning Board then consider the subdivision. It was noted that each house has its own septic system and each lot will be at least two acres and have 225 feet of frontage.

Because these are pre-existing nonconforming lots, there is a question as to whether the applicant would need a special permit even with the added acreage due to not meeting the minimum front yard setback requirements. Ms. Bell noted it could possibly require a special permit and an area variance but she will need to see how this type of situation was handled in the past, specifically because there is no intent for structural alterations. It was noted that the building setback line is 65 feet in total which is likely behind the existing structures. Chairman Malfitano clarified that the two acres is calculated from the edge of the right of way, not the center line.

Chairman Malfitano suggested that the applicant provide a preliminary drawing indicating the proposed plan and proposing the variance or possibly special permit to the ZBA. Mr. Perrine noted that the applicant did submit an application and pay fees in September of last year and he wrote a comment letter. The applicant was later withdrawn but fees were not refunded.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Marshall, that the Board approve and accept the meeting minutes of the August 24, 2026, meeting. The motion passed with Chairman Malfitano abstaining.

Chairman Malfitano asked Ms. Bell about other municipalities and if they have reference to SWPPPs in their subdivision regulations. He asked if she could review our regulations. He additionally noted that in the state regulations, if they are part of a subdivision plan, you are subject to it. The one acre threshold still applies and if you are over one acre you have to do a full SWPPP and if you are below one acre it is more limited. However, if you are part of a common plan, which is a subdivision, you are automatically into the full SWPPP.

A motion was made by Mr. Mr. Marshall, seconded by Mr. Hagan, 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 7:54 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary