

**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.
October 12, 2026**

Present:
Marc Malfitano, Chairman
David Hillery
James Hagan
Otey Marshall
Nadine Bell, Attorney

Chairman Malfitano called the Planning Board to order at 7:01 p.m. noting that Mr. Fuller and Mr. Perrine are excused.

Chairman Malfitano then made a motion at 7:01 p.m. to enter into executive session for the purpose of obtaining advice from legal counsel. Mr. Hillery seconded the motion which passed with all in favor. At 7:50 p.m. public session resumed.

Woodland Hills Subdivision

Chairman Malfitano stated that the Planning Board met and discussed this matter with counsel and there will be no further action on this tonight.

This matter will be added to the agenda for the October 26, 2026, Planning Board meeting for further update or decision. Ms. Priest stated that is still within the 30 days. Chairman Malfitano affirmed that it is.

Rohe Farm Subdivision

Mr. and Mrs. Shane and Mary Rohe, applicants, appeared before the Planning Board proposing to subdivide 2 acres from the 213 acre property located at 4313 Rohe Road. The new lot includes the existing house.

Chairman Malfitano noted that the Town Engineer is not present and he has not yet reviewed the proposed plan. It was also noted that the size of the plan provided does not meet the minimum requirement. Additionally, the entire property should be shown on the plan and labeled Lot 1 and Lot 2. Chairman Malfitano stated that the proposed new lot has to have at least 200 feet of road frontage because the property does not have public water and public

sewer. The proposed lot meets that requirement. It was noted that the lot will have to be reconfigured because it must be measured from the right of way line rather than from the center line of the road. To maintain the minimum acreage, that will need to be re-calculated from the right of way line.

A subdivision application has been submitted and fees have been paid, so a comment letter from the Town Engineer can now be done and he will send it to the applicant and to the surveyor advising of any modifications that are needed so the plan can be considered. Ms. Bell suggested, considering the size, that the Planning Board waive contours. Chairman Malfitano agreed. Mr. Hillery asked if this is the only house on the property at this time, other than the barn. The applicant stated it is the only house.

Chairman Malfitano asked if the driveway shown on the plan currently exists. Mr. Rohe stated that it does. He stated that the paved driveway goes to the house off of Rohe Road and the gravel driveways access the land and the barn. Chairman Malfitano asked if there are multiple driveway permits for the various driveways. The applicant stated that the driveways have existed since way before they have been there so they do not know. A Public Hearing will be scheduled after the plan is revised and the SEAF will be completed at the next appearance.

Planning Board Minutes

A motion was made by Chairman Malfitano, seconded by Mr. Marshall, that the Board approve and accept the meeting minutes of the September 28, 2026, meeting. The motion passed with Mr. Hillery abstaining.

A motion was made by Mr. Hillery, 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 8:05 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary