

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID C. BAKER
5577 Bull Hill Road
LaFayette, NY 13084

TOWN HALL
5020 Ball Road • Syracuse, NY 13215

MARC A. MALFITANO, Chairman
5155 Jupiter Inlet Way
Syracuse, NY 13215

LINDA M. CAMPBELL
4929 MacGregor Lane
Syracuse, NY 13215

JAMES MAHANEY
4934 Horizon Terrace
Syracuse, NY 13215

**Meeting Conducted at 7:30 p.m.
January 14, 2019**

Present:

Marc Malfitano, Chairman
David Baker
Linda Campbell
Alfred Fuller
James Mahaney
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:30 p.m.

Wiles Subdivision

Mr. Hal Romans of Ianuzi & Romans, appeared before the Planning Board on behalf of the applicant and presented a plan last revised by Mr. Coyer dated January 10, 2019. He explained that there are currently 4 tax parcels that the applicant is proposing to subdivide and recombine into 3 lots. Notes were added to the plan indicating that the tax map parcel ending in 5.3 will be broken down into 1a and 1b, tax map parcel ending in 8.1 will be broken down into 2a, 2b and 2c, tax map parcel 6 is lot 3, and tax map parcel 5.2 is lot 4. Parcels 1a and 2a will be recombined to create the new Lot 1. Parcels 1b, 2b and 4 will be recombined to create the new Lot 2. Parcels 2c and 3 will be recombined to create the new Lot 3. Mr. Romans also stated that there is a note on the map indicating that the recombined deeds will be filled. Chairman Malfitano noted that is a condition for approval. Mr. Romans also explained that the Health Department is reviewing the septic design for the new Lot 1.

The Short Environmental Assessment Form was reviewed and completed. A motion was made by Mr. Fuller and Seconded by Mr. Baker accepting the Short Environmental Assessment Form dated October 29, 2018, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously. A County referral will be submitted and a public hearing on this matter is scheduled for 2/11/19.

Chairman Malfitano asked where the water for Lot 1 will come from. The future buyer of Lot 1, Bill Mitson, explained that the water could come from a well or, per OCWA, from the public water source located at the top of Kasson Road. Chairman Malfitano explained that prior to the final approval a decision on the water source will need to be made. A metes and bounds description should be provided to Ms. Bell.

Hallinan Meadows

Mr. Romans also appeared on behalf of the applicant regarding Hallinan Meadows. A map was presented showing 3 lots, 19, 11 and 12, where there is an area that widens out. Mr. Romans explained that the heavier dashed line on the map represents the flood plain line and the hatched area represents what was removed based upon Letters of Map Revision based on fill (LOMR-F) for each of the 3 lots. He explained that as part of the application to FEMA, a metes and bounds description of the area that they wanted removed based upon the flood elevations that were determined by C&S during the design phase of the project. FEMA reviewed the information lot-by-lot and determined that Lots 19, 11 and 13 were the only ones that could have an area removed out of the flood plain. A metes and bounds description and the topography were reviewed by FEMA and they approved the three lots.

Mr. Romans explained that courses and distances are shown on the plan and are labeled so that a surveyor could plot the line onto the survey and see the FEMA documents indicating the change. Chairman Malfitano then requested that the LOMR letters be posted to a Sheet 2 and be filed as part of the plan.

There was further discussion about the plan. Mr. Romans indicated that he added notes stating that C&S determined the flood plain elevations and also explaining how the revised map changed from the original. As requested by Chairman Malfitano, Mr. Romans will modify the note to indicate that the FEMA documents are provided on Sheet 2 of 2. Additionally, the notation indicating that this map amends the map filed with the county will appear in a larger font so it is easily found.

Chairman Malfitano then made a motion to consider an amended final plan approval and authorize the filing of an amended map entitled Hallinan Meadows amended, last revised December 13, 2018, on the condition that the FEMA letters be placed on a full sheet labeled Sheet 2 and will be filed as a part of the subdivision plan, and secondly that the note identifying the original filed plan filed on June 12, 2018, be made more prominent. Ms. Campbell seconded the motion and with all in favor it passed unanimously.

New Business

Chairman Malfitano made a motion to appoint Melinda Mayer as Secretary to the Planning Board for the calendar year 2019 in accordance with the approved compensation level set forth in the Town budget. The motion was seconded by Mr. Baker and with all in favor passed unanimously.

Secondly, Chairman Malfitano made a motion to retain the firm of Costello, Cooney & Fearon, PLLC, as council for the Town Planning Board and Ms. Nadine Bell, Esq., of Costello, Cooney & Fearon, PLLC, as Planning Board Attorney for calendar year 2019 in accordance with budgeted expenditures as set forth in the 2019 Town Budget. The motion was seconded by Mr. Fuller and with all in favor passed unanimously.

Planning Board Minutes

A motion was made by Mr. Mahaney, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the December 10, 2018, meeting. The motion passed unanimously.

A motion was made by Mr. Fuller, seconded by Mr. Mahaney, 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 8:18 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary