

# 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. October 23, 2017

#### 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.

#### **Charles Luchsinger Subdivision**

Having received the affidavit of publication of the notice of public hearing dated October 15, 2017, Chairman Malfitano called the public hearing to order. Applicant, Charles Luchsinger and Jay Holbrook, land surveyor for the applicant, appeared before the Planning Board to propose a subdivision of Mr. Luchsinger's land on Abbey Road consisting of a 66.64 acre parcel that will be subdivided into three lots. Lot 1 being agricultural and of 63.28 acres; Lot 2 being 2.02 acres and combined with the adjacent property of John Cherchio; and Lot 3 of 1.34 acres currently owned by Martin J. O'Brien and containing a house. Lot 3 was conveyed out years before. It is included here by reference to clear up the subdivision records.

Chairman Malfitano asked if there were any questions. He noted that the plan is reflective of Mr. Perrine's letter of September 26, 2017, with all comments addressed. There being no comments or questions, Chairman Malfitano declared the hearing closed.

It was noted that the County Planning Board would not be reviewing the referral until their meeting of October 25, 2017. Chairman Malfitano explained that the Planning Board could not make an approval until receiving a response from the County Planning Board. There was discussion of the County Planning Board review process. Mr. Luchsinger asked if there were additional reviews required after the county. Mr. Holbrook explained that the city requires a 3 mile review as well. He explained that now that the public hearing has been complete he can bring the application to the city of Syracuse to begin their review. Chairman Malfitano further explained that the city process will not delay the Planning Board's decision. This matter is scheduled to appear on the November 13, 2017 Planning Board meeting agenda.

## **Burt Subdivision**

Having received the affidavit of publication of the notice of public hearing dated October 15, 2017, Chairman Malfitano called the public hearing to order. Jay Holbrook, land surveyor for the applicant for the Burt Subdivision on Tanner Road presented a two lot subdivision consisting of a 67.5 acre parcel being divided into a 64 acre parcel and a 3.12 acre parcel. The 3.12 acre parcel will be transferred to RJ Graham Golf, Inc. and become part of the golf course. The remaining lot will remain agricultural and will eventually be conveyed to a local farm.

Chairman Malfitano noted that a September 26, 2017 comment letter from Mr. Perrine stating that all plan issues are resolved has been received. There being no comments or questions, Chairman Malfitano declared the public hearing closed.

Chairman Malfitano noted receipt of a resolution of the members Tanner Valley Golf LLC, the owner of Lot 1, stating they are desirous of selling various parcels to Volles Realty and in connection with the sale of said property, Tanner Valley is desirous of selling the parcel there from to be transferred to RJ Graham, and the members of Tanner Valley Golf LLC consent to said company subdivide as described in the application for subdivision to the town and direct James Burt, member, to take necessary steps to execute the documents to effectuate the subdivision, is herein consented to and authorized to execute whatever documents are necessary.

This matter will appear on the November 13, 2017 Town Planning Board meeting agenda.

## **Leubner Subdivision**

Mr. Ray Leubner, applicant, and his son, Eric Leubner, appeared before the Planning Board presenting updated drawings dated October 6, 2017, of the subdivision of 4974 Cedarvale Road. Mr. Leubner indicated that changes were made as requested at the prior meeting.

Chairman Malfitano noted that the last two deed references on the plan were not dated. Upon review of information provided by Mr. Leubner, it was determined that notation #3 describing land deeded by metes and bounds from Joseph Bailey to Ray Leubner, Lot 3, occurred in 1992. Notation #4, for the land containing the house, Lot 4, occurred on December 8, 1966, pre subdivision regulations. Chairman Malfitano stated that Lot 3 was subject to subdivision regulations but it was conveyed by metes and bounds deed.

Chairman Malfitano discussed the concern with Ms. Bell and it was recognized that the size of Lot 3 was conforming to subdivision regulations at the time it was conveyed, and therefore a variance will not be required.

A copy of the revised map was given to Mr. Perrine for review and comment. Chairman Malfitano advised that the following dates should be added: to deed reference #3, add January 3, 1992; and to deed reference #4, add December 8, 1966.

A 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, 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 will be scheduled for November 13, 2017.

Chairman Malfitano explained that this subdivision is also subject to the 3 mile review requirement and can be submitted to the city engineer's office to begin their process after the public hearing is complete.

**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 October 9, 2017, meeting. The motion passed unanimously.

A motion was made by Ms. Campbell, seconded by Mr. Baker, 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 8:08 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary