

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. December 10, 2018

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. Tim Coyer of Ianuzi & Romans appeared before the Planning Board and presented a revised plan for the Wiles Subdivision. Mr. Coyer stated that revisions to the plan include the addition of parcel labels and in the notes he explained how each parcel creates a specific lot, he added the driveway coming off Kasson Road which the applicant has received a permit for, he added the existing house on Lot 3 along Pleasant Valley Road, and he removed the property on the corner that is not owned by Mr. Wiles.

There was discussion regarding the plan to help clarify the intended outcome of the proposed subdivision. It was noted that the original property lines need to show so that in the future the assessor or tax people can understand what was done.

Chairman Malfitano then explained that because this property is part of a farm, if it is broken up it may no longer be considered a farm. If the house sells separately, for example, it is no longer part of a farm. If the sugar maple plant stays in the same ownership as the other part of the farm it will be still be a farm, but if it is ever transferred out and does not consist of at least 7 acres it will not be able to function as a sugar house because that would then be a nonconforming use. Mr. Wiles noted that there is no current plan to sell the house separately but he acknowledged that the information discussed is helpful.

Mr. Coyer noted that the perc test is scheduled for the following day and then they will proceed with the design for the septic system and seek approval. Chairman Malfitano advised that this application will need to be referred to the County for review. This matter was scheduled for consideration of preliminary plan approval and SEQR determination at the January 14, 2019, Planning Board meeting and will then be referred to the County Planning Board.

Planning Board Minutes

A motion was made by Chairman Malfitano , seconded by Ms. Campbell, that after minor changes, the Board approve and accept the meeting minutes of the November 26, 2018, meeting. The motion passed unanimously.

A motion was made by Mr. Baker, 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 8:00 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary