

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.
November 26, 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.

Kevin Amidon (2 Lot Subdivision)

Property co-owner, Robert Amidon, and his son, Kevin Amidon, appeared before the Planning Board to propose the subdivision of property located at the corner of Beef Street and West Seneca Turnpike. The land was sold to Robert Amidon's parents in the 1950's. In 1976 a lot was legally subdivided out of the larger parcel as shown on a proposed map. The property formerly owned by his parents is currently owned jointly by Robert Amidon and his brothers and sisters.

The applicant is seeking approval to subdivide the remaining land into a larger parcel of 52.73 acres, and carving out one 2 acre parcel on the northeast corner for the purpose of building a house. The parcel has access to public water but will need a septic system which the applicant is in the process of obtaining. The driveway permit has been applied for and approved by the County but no location was shown. Ms. Campbell asked why the subdivided parcel is not adjacent to the property already subdivided rather than at the corner as proposed. Mr. Amidon responded that the line of sight for the driveway is limited so the corner lot was chosen. A letter dated November 8, 2018, from the Department of Transportation was presented advising their approval of the driveway but not indicating a specific location.

Chairman Malfitano advised that conceptually the proposed configuration is acceptable. He further indicated that the applicant will need a survey of the property to continue the process. A public hearing on this matter will be held and the County Planning Board will need to approve the subdivision because it is located on a county road. There will also need to be a perc test completed and submitted to the Health Department for approval of the septic system on the 2 acre parcel prior to final approval of the subdivision.

Chairman Malfitano advised the applicant that when the plan is completed by the surveyor he should request to have this matter on the following Town Planning Board meeting agenda. It was also noted that all owners of the property will have to sign the map.

Green Hills Manor Subdivision

Mr. Steve Calocerinos of Calocerinos Engineering, PLLC appeared before the Planning Board on behalf of the applicant, Mike Decker, for Green Hills Manor. Chairman Malfitano acknowledged receiving the plan updates but questioned if the plan for Phase 3 had been updated. Mr. Calocerinos responded that Phase 3 will be the cul-de-sac and all utility easements are part of Phase 1. Chairman Malfitano noted that a part of Lots 11, 12 and 13 are also part of Phase 3.

Chairman Malfitano noted that the configuration for the plan for Phase 1 is cumbersome, the plan for Phase 2 is clear; however the plan for Phase 3 needs to be shown accordingly and not as it is currently reflecting improvements that were already completed in Phase 1. Mr. Calocerinos noted that the area of work shown on the plan for Phase 3 is shaded indicating it is not proposed work but has already been completed while the sanitary sewer is shown with a dark line as it is to be completed in Phase 3.

There was discussion about the plans and the need for consistency with the section delineation lines. Chairman Malfitano suggested that there could be shading and a notation such as Phase 1 includes that portion of the extension of Derek Avenue through the hammerhead, Lots 9, 10 and 24, and all of the shaded area which comprises easements and storm water drainage improvements to be dedicated to the Town that are a part of Phase 1. Chairman Malfitano also stated that these plans, separate from the construction drawings, effectively become a modified preliminary plan and they need to be consistent.

It was also noted that Mr. Perrine will review the construction drawing and SWPPP and he will provide a comment letter.

Planning Board Minutes

A motion was made by Mr. Mahaney, seconded by Ms. Campbell, that the Board approve and accept the meeting minutes of the October 22, 2018, meeting. The motion passed with Chairman Malfitano abstaining.

A motion was made by Mr. Fuller, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the November 12, 2018, meeting. The motion passed with Mr. Mahaney and Ms. Campbell abstaining.

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 8:11 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary