Other Business
November 2nd, 2026

3S-2026-17
Three-Mile Limit Subdivision Review- Town of Onondaga
"Resubdivision of Lot No. 3 Falcon Ridge Subdivision Amended"
Subdivision of One Lot into Two New Lots.

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide one lot into two new lots. The proposed subdivision/lot alteration is located at 4184 Cleveland Road, (Tax ID: 47.-01-33.3), Syracuse, NY, 13215

- Dimensions of New Lots:

  New Lot 3A-1: 21.14 Acres/ ~ 920,858.4 SF (Tax ID: Not provided)

  New Lot 3C: 2 Acres/ ~ 87,120 SF (Tax ID: Not provided)

- The Town of Onondaga: **Approved** the subdivision on 9/28/2026, and the lead agency determined that the proposed action will not have a significant impact on the environment pursuant to 6 NYCRR Part 617.
- The application included the approved Subdivision map "Final Plan, Resubdivision of Lot No. 3 of the Falcon Ridge Subdivision Amended, Part of Lot No. 158, Town of Onondaga - Onondaga County - State of New York", Stamped by: Timothy J. Coyer L.S., Dated: July 1, 2025, Revised: August 26, 2026, Scale: 1" = 100'.
- The Subdivision map was reviewed & approved by: The City of Syracuse Department of Engineering, Onondaga County Planning Board and Onondaga County Public Health.

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

To: John S. and Yvonne M. Argiro.
4184 Cleveland Rd
Syracuse, NY 13215

10/18/2026

Re: Application Completeness for City Planning Commission for 3S-2026-17, 4184 Cleveland Road, Town of Onondaga.

Dear John S. and Yvonne M. Argiro.,

On 10/18/2026, Rebeca Baker determined the proposed project 3S-2026-17 at 4184 Cleveland Road, Town of Onondaga to be complete.

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

INTERNAL USE ONLY

Data Fields

General Project Information

1 **Subdivision Project Description**

Applicant intends to create two new tax parcels from one existing tax parcel.

2 **If yes, what was the final approval date?**

09/28/2026

3 **Has this project received final local approval?**

Yes

4 **If yes, what was the preliminary approval date?**

5 **Has this project received preliminary local approval?**

No

6 **# of Dwelling Units**

2.0

7 **Number of Proposed Lots**

2.0

8 **Subdivision Name**

Resubdivision of Lot No. 3 Falcon Ridge Subdivision Amended

9 **Municipality**

Onondaga

10 **Proposed Land Use(s)**

Residential

11 **Current Land Use(s)**

Residential

12 **Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired**

Resubdivision/Lot Alteration/Three-Mile Limits Application

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.	
Print owner's name: John S. Argiro	
Signature: John Argiro	Date: 10/15/2026
Mailing address: 4184 Cleveland Road, Syracuse, NY 13215	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/15/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/15/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/15/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/15/2026
Mailing address:	
Phone:	Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Print applicant's name: John S. Argiro	
Signature: John Argiro	Date: 10/15/2026
Mailing address: 4184 Cleveland Road, Syracuse, NY 13215	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 10/15/2026
Mailing address:	
Phone:	Email:

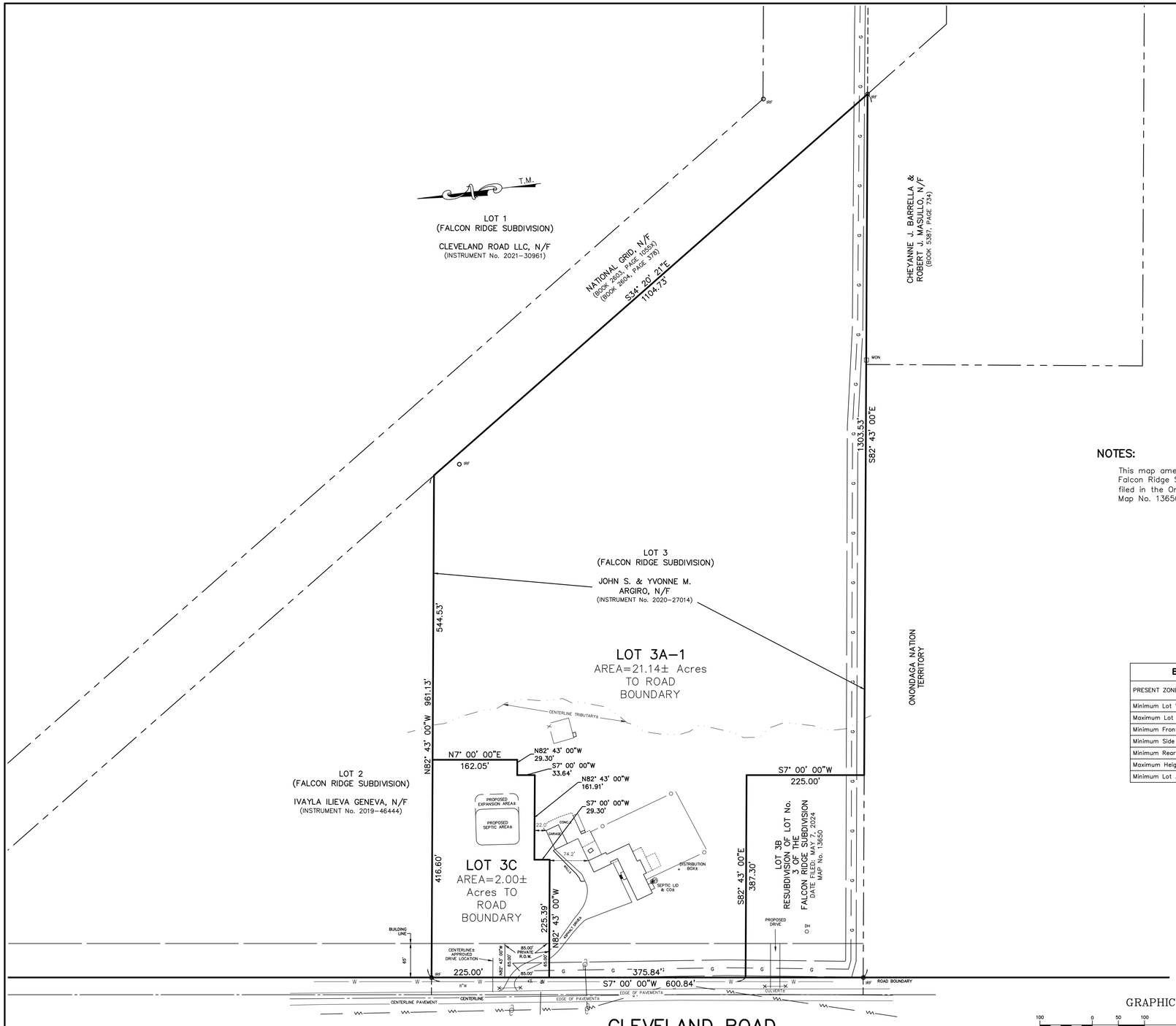
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

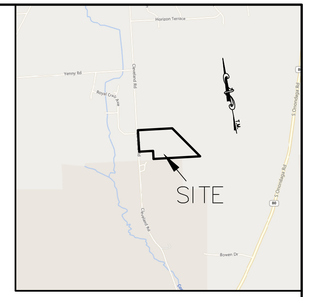
PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**

- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**

- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**





LOCATION PLAN
Scale: 1" = 2000'

TRACT MAP:

By: Ianuzi & Romans Land Surveying, P.C.
Date Filed: May 7, 2024
Map No.: 13650

NOTES:

Total area: 23.14± acres.
Total number of lots: One (1) existing, Two (2) proposed.
Present Zone: R-1 Residential District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360588 331 F, Effective date: November 4, 2016.
Tax Map No. 47.-01-33.3
Private R.O.W. shown on Lot 3C is for access to Lot 3A-1 only.

NOTES:

This map amends Lot No. 3A Resubdivision of Lot 3 of the Falcon Ridge Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office May 7, 2024 as Map No. 13650 by creating Lot Nos. 3A-1 and 3C.

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

BULK REGULATIONS	
PRESENT ZONE:	R-1
Minimum Lot Width	225 feet
Maximum Lot Coverage	25%
Minimum Front Yard Setback	50 feet + 15 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	50 feet
Maximum Height of Structure	35 feet
Minimum Lot Area	2 acres

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

APPROVED: TOWN OF ONONDAGA PLANNING BOARD
DATE: _____ BY: _____ Chairman

APPROVED: JOHN S. ARGIRO
4184 Cleveland Road, Syracuse, NY 13215
DATE: _____ BY: _____ Owner & Developer

ONONDAGA COUNTY HEALTH DEPARTMENT

SYRACUSE PLANNING COMMISSION

CITY OF SYRACUSE DEPT. OF ENGINEERING

\\rserver\Civil 3D Projects\ONONDAGA COUNTY\TRACTS\FALCON RIDGE\dwg\RESUB LOT 3 AMENDED_FP.dwg

REVISIONS
08-21-2026
08-26-2026

FINAL PLAN
RESUBDIVISION OF LOT No. 3 OF THE
FALCON RIDGE SUBDIVISION
AMENDED
PART OF FARM LOT No. 158
TOWN OF ONONDAGA
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · TIMOTHY J. COYER · LICENSED LAND SURVEYOR · 050858

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

DATE: JULY 1, 2025
SCALE: 1" = 100'
FILE No.: 10892.003
SHEET No.
F.B. No. 1635

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.
September 28, 2026

Present:
Marc Malfitano, Chairman
James Hagan
Otey Marshall
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:00 p.m. and noted that Mr. Hillery and Mr. Fuller are excused.

Woodland Hills Subdivision

The applicant, Mr. Michael Harper of Dwell Equity Group, appeared before the Planning Board seeking an update regarding the approval of this subdivision. Chairman Malfitano indicated that we have now received the shared driveway agreement and our attorney also has a copy of it. There has been discussion regarding the maintenance covenant agreement and comments were provided to the attorney. A re-draft has been received and a couple of minor language corrections will be necessary.

Ms. Bell provided a redline version of the Maintenance Covenant Easement Agreement to the applicant and members of the Planning Board. The revisions pertain to temporary versus permanent improvements and also inspections. The maintenance scheduled intervals are outlined and specifically at the end of paragraph 6 the following was added: “corrective items and improvements shall be maintained, repaired or replaced as set forth in the SWPPP.”

Chairman Malfitano noted that the Maintenance Covenant Easement Agreement needs to be signed by the applicant and notarized. The applicant stated he did not know why this needs to be resolved before this can move forward since it is a Town issue rather than a Dwell issue. Chairman Malfitano stated that the SWPPP and the Maintenance Agreement are a matter of law required as a condition precedent to approval. He also noted that the language of the particular project and details from the SWPPP need to be incorporated in the agreement so it is not “cookie cutter.”

Mr. Harper asked if the Planning Board would consider moving this forward. Chairman

Malfitano stated that we have the plan and the shared maintenance agreement and we are trying to get this done. If one of the Planning Board members wants to make a motion to approve this project, we can consider that motion tonight and decide if it will be approved subject to a full execution of the submission of the maintenance agreement or as a condition.

Mr. Harper stated for the record that this was brought to the attention through legal back on July 16th. Chairman Malfitano asked for clarification as to what was presented on July 16th. Mr. Harper stated it was a letter and an email from legal. He stated that Ms. Bell stated that she would prepare the Maintenance Covenant Easement Agreement (MCEA) and that seven years ago the Town developed a standard MCEA that we now rely on. Chairman Malfitano stated he does not dispute that statement but asked if we had the SWPPP on July 16th. Mr. Harper stated no but we had the SWPPP four weeks ago. Chairman Malfitano stated that we received it two weeks ago. Mr. Harper stated that the SWPPP was done prior to the last Planning Board meeting. Chairman Malfitano stated that the Planning Board did not receive a copy of it until the last meeting. Mr. Harper stated he cannot help the Town's paperwork procedures.

Mr. Hagan asked if there is anything in the covenant dealing with the common infrastructure. Ms. Bell stated it is the shared access easement which is a separate document. Mr. Harper stated that everything on their end has been submitted and they have already agreed to sign the agreement and they are in no position to challenge it. Chairman Malfitano stated that it is not question of challenging it; it is a question of having an agreement so if a third party is reading it they can figure out what it says and the language that is affixed to this project was not clear. We now have it revised to put it in final form and he noted that the applicant stated they will sign anything that the Town puts forward. Chairman Malfitano stated if any of the other Planning Board members want to make a motion to approve this project, we can open it to that.

Mr. Marshall asked Ms. Bell if there is anything that would prohibit the Planning Board from making that motion perhaps without two of the five members present. Ms. Bell stated with three members there is a quorum.

Mr. Marshall stated, in the spirit of the applicant who has been patient, he made a motion to move this project forward for approval with the condition that the agreement in draft form be fully executed and notarized. Mr. Hagan seconded the motion. Ms. Bell clarified for the record that the motion to grant preliminary approval based upon the preliminary plan titled Woodland Hills prepared by Ianuzi and Romans Land Surveying, dated June 20, 2026, last revised July 16, 2026, with the following plans:

- Sheet 101 – Layout and Utility Plan dated May 16, 2026, last revised August 21, 2026, prepared by Calocerinos Engineering;
- Sheet 102 – Erosion Control Plan dated May 16, 2026, last revised August 21, 2026, prepared by Calocerinos Engineering;
- Sheet 501 – Site Details dated May 16, 2026, last revised August 10, 2026, prepared by Calocerinos Engineering; and
- Sheet 502 – Stormwater Pollution Prevention Plan for the Woodland Hills Subdivision prepared by Calocerinos Engineering dated August 10, 2026;

Conditioned upon the submission of an executed Maintenance Covenant and Easement Agreement and that we have the recording of the Maintenance Covenant and Easement Agreement as well as the Shared Access Agreement with the Onondaga County Clerk's Office. Mr. Marshall stated that is his motion and Mr. Hagan seconded the motion. Mr. Marshall and

Mr. Hagan voted in favor of the motion and Chairman Malfitano opposed the motion. Ms. Bell stated that the motion cannot pass because a majority of the Planning Board voting in favor is required for a motion to pass and two members are not present.

Mr. Harper expressed frustration and asked if this is an attorney issue, a Board issue, an engineering issue or a Dwell issue. Chairman Malfitano asked Ms. Bell to explain what happens now. Ms. Bell clarified that the vote failed. Mr. Harper asked what it will take to get this through. He again expressed frustration that it has taken four years and he knows they changed direction. Chairman Malfitano clarified that the Planning Board received a new subdivision in July and what happened four years ago is a mute issue. Chairman Malfitano explained that he is the Chairman and each member gets a vote.

Mr. Harper stated that he has been coming here for four years and today is the first time he has heard anyone speak outside of Chairman Malfitano. Mr. Marshall asked if this could be brought up for a vote again when all Planning Board members are present. Ms. Bell stated that there is a rehearing process for Zoning Boards of Appeals but to her knowledge there is not a rehearing process for Planning Boards. She will have to look into whether the Planning Board can re-vote on this matter. It was also noted that the absence of the two Planning Board members was not known in advance of the day of this meeting. Ms. Bell stated she will have to find out if an application that is identical can just come back before the Planning Board.

Mr. Harper asked if this project is dead as of right now. Ms. Bell stated without researching it, in her understanding with the Planning Board process, when they vote on something that there is not a process to do it over again essentially. Mr. Harper stated that all the fees and everything have gone out the window and he stated that Chairman Malfitano set it up. Someone stated that Chairman Malfitano is the only person to attend the ZBA meeting and that he flew back from Florida to fight them. Mr. Harper stated it was prejudice from the start. Chairman Malfitano stated that the applicant had a full approval that he voted for to develop this property. Mr. Harper stated that development costs have gone up over three times over the years and in the world of business you have to redirect yourself based on what the economy is at the time. What they intended to do is exactly what they got approval for until the costs came in after the fact they had to regroup. Chairman Malfitano stated he is not disputing that and he cannot speak to the applicant's numbers. Other people develop on the same criteria that we have.

Ms. Priest asked why Chairman Malfitano voted no. Chairman Malfitano stated that he voted no because the argument that the applicant could not have gone forward and developed this project in any other way is not true. Mr. Harper stated that it was due to the ZBA decision. Chairman Malfitano stated that he is not challenging the ZBA but feels it is a bad precedent.

Chairman Malfitano stated that the attorney now has to determine if there is any other rehearing process and then the applicant can come back when the other Planning Board members are present and see if they want to reconsider. Mr. Harper stated that they have been sabotaged with the system here and with 23,000 people in this Town he is the only person that has fought this project of two lots on 35 acres. He further stated that there are two common sense people here who took the information because it was the right thing to do, but he stated that Chairman Malfitano does not like it and it is a personal attack. Again stating that Chairman Malfitano is the only one in the town of 23,000 people who argued the ZBA's point and he was there as a homeowner and everything he submitted was really because he is in charge of the Planning Board and it is prejudice.

Chairman Malfitano asked if the applicant had any further comments. The applicant stated he has a lot to say but he will not say it. He added that Chairman Malfitano has been running this Town for 40 years.

Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended

Chairman Malfitano stated that we received a deed rather than an easement. Ms. Bell has met with the applicant's attorney and now we have an Easement Agreement that Ms. Bell is in agreement with. The members of the Planning Board also reviewed the Easement Agreement prior to the meeting and have no concerns. Chairman Malfitano stated that the agreement will need to be fully executed which the applicant agreed to.

Chairman Malfitano stated that we have a final plan for the Resubdivision of Lot 3 of Falcon Ridge Subdivision Amended dated July 1, 2025, prepared by Ianuzi and Romans, a draft of the Easement Agreement that is acceptable and needs to be finalized and executed.

Chairman Malfitano made a motion to grant preliminary approval, waive further public hearing and grant final approval to the Resubdivision of Lot 3 of Falcon Ridge Subdivision based upon a plan dated July 1, 2025, last revised August 26, 2026, prepared by Ianuzi and Romans Land Surveying P.C., ratify and reaffirm the SEQR determination of August 24, 2026, subject to the execution, delivery and recording of the Easement Agreement. Mr. Marshall seconded the motion which passed with all in favor.

G. and J. Cox Subdivision

Ms. Heather Lamendola of Barclay Damon appeared before the Planning Board representing the applicants, Glenn and Jennifer Cox for discussion about subdividing their 26 acre property located on Pleasant Valley Road to create 2 parcels each with 200 feet of road frontage for the purposes of conveying the property to two of their children. It was noted that the proposed lots are labeled Lot 2 and Lot 3 on the plan. Ms. Lamendola stated that the remaining acreage will be used for agricultural purposes and is labeled Lot 1. She further clarified that Lot 1 will have 22.92 acres, Lot 2 will be 2 acres and Lot 3 will be 2 acres. The land is being subdivided into three lots.

It was noted that there are several non-conforming lots shown on the plan that are not owned by the applicant. It was also noted that the proposed Lot 1 will only have 87 feet of road frontage on Pleasant Valley Road. Chairman Malfitano stated that every lot is required to have legal frontage on a public road and 87 feet will not meet the minimum requirement. Ms. Lamendola stated that they have worked with Mr. Herrick for many months and originally were seeking two lots; however, Mr. Herrick suggested that they can propose three lots and then seek a variance from the Zoning Board of Appeals for the 87 foot road frontage on Lot 1.

Chairman Malfitano reviewed the Zoning Code and confirmed that for RC Zoning without public water or public sewer, the minimum road frontage is 200 feet. He also noted that property is not measured from the center line of the road. She stated it should be measured from the edge of the right of way for calculating the acreage of each lot. Chairman Malfitano stated that the 200 by 435 will have to be shifted back for both of the two lots to the right of way line.

Chairman Malfitano stated that the Planning Board cannot consider this until they seek a variance for the road frontage of Lot 1. Mr. Marshall noted if the eventual wishes of the Cox

family is to have six two-acre lots for each of their children, should there be a consideration that allows for a spur road to this property. Ms. Lamendola stated that they have other land located on other roads that they will subdivide in the future for their other children. Chairman Malfitano noted that another factor is a wetland boundary on this land.

Mr. Cox was present and stated that the small adjacent piece of property contains an old school house and the property on the other side is the old Saunders house.

Chairman Malfitano stated that because Lot 1 is not compliant the Planning Board cannot consider approval unless they seek a variance or change the proposal to two lots. Ms. Lamendola asked if it will matter if Lot 1 is solely for the purposes of agriculture. It was noted that they will need to seek relief from the ZBA. Ms. Lamendola stated that they initially were seeking one lot but Mr. Herrick encouraged her to seek two lots in addition to the agricultural lot. Chairman Malfitano explained that they are taking a compliant lot and making it noncompliant and that is the challenge. He added that whatever they decide to pursue, septic approvals will need to be in place prior to approval. Additionally, it was noted that a well will have to be shown on the map as well since there is no public water.

Planning Board Minutes

A motion was made by Chairman Malfitano, seconded by Mr. Hagan, that after minor changes, the Board approve and accept the meeting minutes of the September 14, 2026, meeting. The motion passed with all in favor.

Ms. Lamendola returned to the meeting and showed a plan for a two lot subdivision of the Cox property. She asked if that could be considered. Chairman Malfitano stated that it could be considered because it would comply. He also noted that Mr. Herrick does not have authority to speak for any of the Boards.

A motion was made by Chairman Malfitano, seconded by Mr. Marshall, 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 7:50 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary