

**Town of Marcellus Planning Board
24 East Main Street
Marcellus, New York 13108**

April 5, 2010

Present: Chairperson Gerard Wickett, Robert Oliver, David Peatfield,
Chris Christensen, Michelle Bingham, Kathy Carroll, Bob Ciota
Town Counsel: James Bell of Costello, Cooney, Fearon
Town Engineer: Jeffery Nadge of Barton & Loguidice (absent)
Codes Officer: William Reagan

The Planning Board of the Town of Marcellus met in regular session in the Town Hall for the Town of Marcellus, located at 24 E. Main Street, Marcellus, New York, on April 5, 2010.

United Christian Church, Sevier Road – 8’ X 16’ shed – site plan modification

Ben DeGeorge, from St. Pauly Textile and Richard Frost, Church Deacon, were present to discuss placing a 8’ X 16’ shed to allow clothing to be dropped off from the community. Mr. DeGeorge explained the following:

- They have 293 locations throughout the United States
- The sheds are constructed by the Amish and then dropped off at the site. The location of this site will be in the rear of the church in the parking lot
- Volunteers from the church go to the shed once a day and collect the clothing
- St. Pauly then collects the clothing and distributes it accordingly
- The clothing is sold by weight and a certain percentage of the funds is given to the organization that is handling all the clothing – typically a church youth group.
- The church will take responsibility for clean up – there is no trash of any type to be left around area
- Signage on building will be exactly as indicated on picture
- They will have receipt boxes on the shed for donations

Jerry Wicket made a motion that these are minor changes and an additional public hearing would not be required. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye
Robert Oliver – aye
Jerry Wickett – aye

Michelle Bingham – aye
Bob Ciota – aye
Kathleen Carroll

Dave Peatfield made a motion to modify the site plan as presented with the applicant presenting a short narrative with the corrected address.

Bob Ciota seconded and the motion carried with the following vote:

Chris Christensen – aye
Robert Oliver – aye
Jerry Wickett – aye
David Peatfield - aye

Michelle Bingham – aye
Bob Ciota– aye
Kathleen Carroll – aye

WHEREAS, an application has been duly filed requesting modification on the FINAL SITE PLAN REVIEW AND APPROVAL for the United Christian Church, on premises located at Sevier Road, Marietta, New York in an R1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. The applicant is responsible for all items left at the shed and there will be nothing outside the shed.

Carmen Mallore, 3772 Lee Mulroy Road – concession stand and soccer or dog park

A notarized letter from Richard Shea, property owner, is on file authorizing Mr. Mallore to represent the project. Chris Christensen stated that we are talking about a parcel of property between Ultimate Goal and NAPA that is used by Ultimate Goal for outdoor soccer. At this time we have no signed final site plan map from Ultimate Goal. Mr. Mallore would like to construct a small shed to be placed on the outdoor field where he would have coin-operated vending machines for drinks and snacks. There would be lights in the shed and in the surrounding parking area. He was advised that the lighting would need to stay onsite. He would like to continue to lease the field to Ultimate Goal.

They would also like to construct a dog park for use by their customers only. The owners would always be with the dogs. If Ultimate Goal does not want to continue with the lease the property would be used for the dog park. There would be additional parking for the soccer area and dog park. Mr. Mallore believes there would be approximately 25- 30 additional cars for both areas combined. The dog park would operate seven (7) days a week during daylight hours. There was additional discussion regarding parking and if

there was enough to sustain the project. Bob Ciota asked if any of the open issues extended beyond Ultimate Goal and how that could affect these projects. Chris Christensen wanted to make sure that drainage would not be an issue with nine-mile creek and the critical environmental area. There were no objections to the overall concept but Mr. Mallore will need to submit a more delineated parking plan and place money in escrow to allow the Town Engineer to review the project. He also needs to indicate exactly where the lighting will be located, where the fenced areas will be, as well as the size of building. Since this is a new site plan the PB feels that this project will require a public hearing.

Carmen Mallore, 3770 Lee Mulroy Road – Modification site plan – fence and deck

Mr. Mallore would like to construct a 10' X 5' deck out the back of the building and fence in part of the yard for the dogs. He would also like to increase to 26 rooms inside Wags. There was discussion regarding an additional stand alone sign for NAPA and he was advised that our regulations do not allow for additional signs and that was discussed during the original site plan. Jerry Wickett made a motion that these are minor changes and an additional public hearing would not be required. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Robert Oliver – aye	Bob Ciota– aye
Jerry Wickett – aye	Kathleen Carroll – aye
David Peatfield - aye	

Bob Ciota made a motion to approve the addition of the deck and to add a fence on the site and Chris Christensen seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Robert Oliver – aye	Bob Ciota– aye
Jerry Wickett – aye	Kathleen Carroll – aye
David Peatfield - aye	

WHEREAS, an application has been duly filed requesting modification on the FINAL SITE PLAN REVIEW AND APPROVAL for the NAPA and Wags site plan, on premises located at 3770 Lee Mulroy Road, Marcellus, New York in a Light Industrial district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Applicant must apply for a building permit that grants permission for construction.

Hanford Subdivision, 2130 Old Seneca Turnpike – subdivision

A letter was received from Karen and George Hanford requesting the PB to withdraw the approved subdivision located at 2130 Old Seneca Turnpike. Jerry Wickett made a motion to reverse the approved subdivision dated January 4, 2010, and make it null and void. Dave Peatfield seconded and the motion carried with the following vote:

Chris Christensen – aye
Robert Oliver – aye
Jerry Wickett – aye
David Peatfield - aye

Michelle Bingham – aye
Bob Ciota– aye
Kathleen Carroll – aye

Jerry Wickett asked the PB members to send dates of availability to Karen Cotter so they can schedule additional workshop meeting.

The minutes of the March meeting stand as presented.

The meeting was adjourned at 9:20pm.

Respectfully submitted,

Karen Cotter
Secretary