

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

May 3, 2010

Present: Chairperson Gerard Wickett, David Peatfield,
Chris Christensen, Michelle Bingham, Bob Ciota
Absent: Robert Oliver, Kathy Carroll
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 May 3 2010.

Richard and Norma Tuttle, 4582 Northwest Townline Road – 1 lot subdivision

Mr. & Mrs. Tuttle advised that several years ago they purchased property that was without benefit of subdivision. They would like to sell the property and realize they must legitimize the property and make this a legal lot. Chris Christensen reminded the PB that this was part of the Hyatt property and several other property owners have come before the PB and done the same. They will need to provide the PB a corrective deed. This project will be sent to OCPB for review and a public hearing will be held at the June meeting.

Bob Cavaretta, 2577 Pleasant Valley – Site Plan discussion

Mr. Cavaretto came before the PB to discuss operating a pizza shop from the existing barn on his property. He would also like to develop the parcel to accommodate other possible businesses such as a Dunk & Donuts, dry cleaners, accounting office or something similar. The following was discussed:

1. He would like to have an ingress access off of Lee Mulroy Road and a in/out off of Pleasant Valley
2. He would operate his pizza shop at the barn and still keep his location at Ultimate Goal
3. The upstairs part of the business would have pool tables, games, ect and the downstairs would be a restaurant similar to Joe's Pasta Garage in Skaneateles. He would like to have a liquor license
4. He would plant shrubs and trees all along the property line along Lee Mulroy.
5. At some point he would like to remove the house for additional businesses
6. He most likely will require an area variance for the barn as well as any construction along the Lee Mulroy side of the property.
7. TDK will be the engineers of this project

Mr. Cavaretto was asked if he would continue with the project if he could not gain access off of Lee Mulroy and he said yes. The Planning Board explained how difficult it was for

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The ExpressMart project was and they had to do a complete traffic study. Jerry Wickett advised that he discuss this project in advance with OCDOT and NYSDOT. Dave Peatfiled suggested he contact the companies he would like to have come there – ex. Dunk and Donuts as they typically have specific requirements. Chris Christensen advised that just because the state and county approve of the project we must also approve of it. He also has some drainage concerns. Mr. Cavarretto will need to present plans for the future as well as a complete plan that includes, but is not limited to, the list below –

- Lighting
- Hours
- Specific parking specs/number of spaces
- Music/bands
- Signs
- Drainage
- Septic and room for expansion if he adds other businesses
- Access approval

The PB thinks this is a start for him to move forward and he should work closely with his engineers and the codes office.

Carmen Mallore, Lee Mulroy – site plan modification

Was not present

New/Old Business

Bill Reagan advised there have been issues at Moon Dance again

Workshop meetings were scheduled for May 22, 2010 and June 19, 2010 at 7:30 am

The April minutes will stand as distributed

The meeting was adjourned at 8:45pm

Respectfully submitted,

Karen Cotter
Secretary