

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

August 2, 2010

Present: Chairperson Gerard Wickett, David Peatfield,
Chris Christensen, Robert Oliver, Kathy Carroll , Bob Ciota
Absent: Michelle Bingham
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 August 2, 2010.

Due to the Labor Day Holiday, the Chair, Jerry Wickett made a motion to change the date of the September Planning Board meeting to Thursday, September 9, 2010. Bob Ciota seconded and the motion carried with the following vote:

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

Rose Hill Baptist Church, 2609 Rose Hill Road – site plan modification

Alan Carr was present to request an additional driveway south of the church. He explained they had overflow parking available on the grassy area off of the existing parking lot, which is used for large occasions such as weddings and funerals. The church owns the house to the south of the property. A driveway application will need to be submitted to and approved by OCDOT since Rose Hill is a county road. The Church needs to submit, to our office, written approval for the driveway from OCDOT. Chris Christensen made a motion to approve the minor site plan modification as the PB deemed a public hearing was not necessary due to the minimal impact of change and contingent upon the church presenting us written approval from the Onondaga County Dept. of Transportation. Bob Ciota seconded and the motion carried with the following vote:

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

WHEREAS, an application has been duly filed requesting modification to the SITE PLAN REVIEW AND APPROVAL for Rose Hill Baptist Church, on premises located at 2609 Rose Hill Road, Marietta, New York in an A1 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

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. Written driveway approval from Onondaga County Dept. of Transportation must be submitted to our office.

S & B Millworks, 3703 Lee Mulroy Road – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised the certified mailing receipts were on file. Bob Ciota abstained from discussion and voting on the project due to a conflict of interest. Guy Donahoe, Architect, was present to represent the project. He explained that they would like to subdivide approximately 1.39 acres to create a new building lot. The proposed lot will meet all zoning setbacks with a proposed easement thru lot two (2) for access. The proposed commercial driveway, as indicated on the map, will be the only access off of Lee Mulroy and access to lot one (1) will be off of the driveway. Other than the one location approved by the NYSDOT no other road/driveway cuts will be allowed off of Lee Mulroy. Mr. Donahoe requested that the residual property be reserved for future subdivision. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. Kevin O'Hara, 11 Reed Parkway, asked what was going to be constructed on the property and Mr. Donahoe advised that MAVES is interested in the location. Jerry Wickett read the OCPB resolution #S-10-62, dated July 29, 2010, into the minutes. Dave Peatfield asked if a deed indicating a common easement and description would be filed and available to future owners. Mr. Donahoe thinks that this will be done but needs to check with the attorney. Town Attorney, James Gascon, stated that this should be included in the deed as it affects title. Mr. Donahoe advised that the entrance across lot one (1) is indicated on the map but he would appreciate a little flexibility. The property is located in a L1 zone; therefore no residential construction is allowable. The access point off of Lee Mulroy is the correct location to access all of the property. Dave Peatfield made a motion to close the public testimony and public hearing and Kathy Carroll seconded. The motion carried with the following vote:

Chris Christensen – aye
Bob Ciota– abstained
Jerry Wickett – aye

Robert Oliver – aye
David Peatfield - aye
Kathleen Carroll – aye

Kathy Carroll made a motion to approve the subdivision as presented. Chris Christensen seconded and asked to include in the motion there will be no access for lot two (2) off of Lee Mulroy per OCPB – access will be via lot one (1); no construction until site plan and

drainage plan is submitted, reviewed and approved by the Planning Board. Ms. Carroll accepted the inclusion to the motion and the motion carried with the following vote:

Chris Christensen – aye
Bob Ciota– abstained
Jerry Wickett – aye

Robert Oliver – aye
David Peatfield - aye
Kathleen Carroll – aye

WHEREAS, an application for PRELIMINARY FINAL PLAT APPROVAL has been duly filed by S & B Millworks, on a one (1) lot subdivision located at 3703 Lee Mulroy Road in an Light Industrial zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 2, 2010 commencing at 7:00PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision known as "S & B Millwork Subdivision", such approval being based on a map made by Donahoe Design, dated June 28, 2010.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted April 1, 2009 including, but not limited to:

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:
 - a. That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five year storm with an overflow facility to handle a one hundred year storm with no erosion.
2. Monuments are in place, indicated on the map and inspected and approved by CEO.
3. Successful drainage plan approved by the Onondaga County Health Department.
4. Conditions set forth in the OCPB resolution dated July 29, 2010.
5. The residual property is reserved for future subdivision and should be noted on the final map.

6. Submission of the final linen (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 303 A.
7. Timely filing of the approved map as outlined in Section 304, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
8. No building permits are to be issued until all contingencies are met.
9. There will be no access for lot two (2) off of Lee Mulroy per OCPB – access will be via lot one (1)
10. No construction will be allowed until site plan and drainage plan is submitted, reviewed and approved by the Town of Marcellus Planning Board

Nagel/Mathieson, Pleasant Valley Road – 2 lot subdivision

Peter Hicks, Attorney, was present to represent the project. He submitted new maps at the meeting that indicated additional information. Chris Christensen advised that he is a direct neighbor of the project but has no monetary involvement of this subdivision. Mr. Hicks explained that this project is a redistribution of property and at this time there would be no additional construction and no new access would be required. Tim Mathieson would like to attach additional land from his mother's property and Mr. Nagle's property to his existing lot. The PB had no issues with this but advised that all buildings and setbacks need to be indicated on the subdivision plat.

Old Business

Jerry Wickett asked if we had heard anything from Mark Clark, Sunset Ridge, regarding his subdivision and we had not. Jim Gascon advised that he reviewed if the 10-acre minimum for PUD's was a state or local requirement. This is a local requirement and therefore subject to a variance review by the ZBA.

Minutes of the July meeting stand as corrected.
Meeting was adjourned at 8:20pm

Respectfully submitted,

Karen Cotter
Secretary