

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

**September 9, 2010**

**Present:** Chairperson Gerard Wickett, David Peatfield,  
Chris Christensen, Robert Oliver, Kathy Carroll, Bob Ciota  
Michelle Bingham  
**Town Counsel:** James Bell of Costello, Cooney, Fearon  
**Town Engineer:** Jeffery Nadge of Barton & Loguidice  
**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 September 9, 2010.

**James Thompson, 2829 Slate Hill Road – 1 lot subdivision**

Bill Lang was present to discuss an additional subdivision on this property. This subdivision was approved on November 2, 2009, and is within the five (5) year moratorium. Mr. Lang explained that they would like to add approximately two (2) plus acres to an existing lot. They would not be creating a new lot and the approved 60' future road right of way would remain as originally approved. Mr. Lang understands that the lot size would be longer than the 3 to 1 depth ratio. Jerry Wickett stated that as long as they were not creating a new lot he has no issue with the request. Chris Christensen wants to make sure we document a logical reason as to why we would approve this. A new subdivision application and area variance request will need to be submitted.

**Sunset Ridge, West Seneca Turnpike – 1 lot subdivision**

Mark Clark submitted a new map with the reconfigured lot that was discussed at a prior meeting. The long narrow strip along the golf course has been removed and additional property from the parking area was added. The plan indicates one (1) access, as stipulated in the original subdivision, thru the golf course right of way from the existing driveway. Mark Clark asked if only one (1) house was constructed could they get access off of West Seneca Turnpike and the PB stated that he could apply but it was never their intention to have any additional access from West Seneca Turnpike. All access was to come thru the golf course driveway. Jerry Wickett stated that the new plan is a workable solution for the subdivision. Mr. Wickett then asked if anyone would like to make a motion on SEQR. Michelle Bingham made a motion for an unlisted negative declaration and Bob Ciota seconded. 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

Mr. Clark will notify our office if he can get the maps completed prior to the OCPB deadline.

**S & B Millworks - MAVES, 3703 Lee Mulroy - Site Plan review**

Guy Donahoe, Architect and Rudy Zona, Engineer, were present to discuss the construction of an approximately 4,500 square foot, one (1) story building that would house MAVES. Planning Board member Bob Ciotta advised that he has an interest in the project and will abstain from discussion and voting on this project. The property is located in a Light Industrial zone and is an approved use. The following was discussed:

1. Lighting –
  - a. There will be three (3) wall packs on the building and they will be down lighting
  - b. They will have two (2) light poles on site
  - c. All lighting will remain on the site
2. Septic has been approved
3. Waterline is indicated on map
4. All utilities will be underground – the electric transformer will be located before the building
5. Building color will be grey on grey
6. There will be 21 parking spaces
7. Access for lot two (2) will be thru the easement located on lot one (1)
8. Everything not blacktopped will be seeded
9. Mr. Donahoe will check to see if they are placing trash storage outside
10. Mr. Donahoe/Bill Reagan will show map to the Marcellus Fire Dept to see if they have enough room for the fire trucks to turn around
11. There will be living onsite
12. Parking is for employees and for people attending meetings at the building
13. \$1500 must be placed in an escrow account
14. There was no sign indicated on the plan – they may do a common sign. There will be a sign located above entrance on building.
15. Mr. Donahoe will review construction plans and will advise of changes
16. Drainage –
  - a. Plan is based on the concept plan that was originally designed and submitted by Mr. Donahoe's office
  - b. Swale will keep water away from septic – swale is approximately 18" deep
  - c. Easement – will be maintained by property owner – they will use the narrative in the drainage book for maintenance
  - d. Snow removal – snow will be pushed off into drainage swale

The Chair, Jerry Wickett, asked if anyone would like to make a motion for SEQR. Michelle Bingham made a motion for an unlisted negative declaration and Kathy Carroll seconded.

-pg3-PB  
September 9, 2010

The motion carried with the following vote:

Chris Christensen – aye  
Robert Oliver – aye

Michelle Bingham – aye  
David Peatfield - aye

Jerry Wickett – aye  
Bob Ciotta - abstained

Kathleen Carroll – aye

The minutes of the August meeting stand as distributed.

The meeting was adjourned at 8:00 PM

Respectfully submitted,

Karen Cotter  
Secretary