

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

**October 4, 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 October 4, 2010.

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

A public hearing was held to allow construction of an approximately 4,500 square foot, one (1) story building that would house MAVES. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified mailing receipts are on file. Guy Donahoe, Architect was present to represent the project. 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 building will house three (3) bays, a community room, and a sleeping area for employees. Access for this lot will be off of Lee Mulroy, with an easement thru lot one (1) onto lot two (2). This access will service both lots. There is public water and gas and is indicated on the map. The building will be steel sided with a steel roof and will have parking for approximately 20 cars. The following is in response to questions asked at the September meeting:

1. Mr. Donahoe and Bill Reagan spoke to the fire department chief and he advised that there is enough turn radiuses for emergency equipment.
2. There is an existing pole for power hook up. The utilities will be underground to a transformer which will be located on the east side of the property.
3. A letter, dated September 27, 2010, from Steven Knapp indicated they will not need outside dumpsters. Trash will be picked up at the curb, similar to a residence. They have a contract for medical waste pick up.
4. A revised C-4 indicating construction sequence was submitted

The Chair, Jerry Wickett, read the Onondaga County Planning Board Resolution, #Z-10-338, dated September 29, 2010 into the minutes. In reference to OCPB resolution modification:

1. Guy Donahoe spoke to Terry Morgan at OCDOT and was advised there is a form letter available that he will send to Mr. Donahoe for completion.
2. Once the project is completed and approved they will send the storm water prevention plan to OCDOT.

The Chair, Jerry Wickett asked if anyone would like to speak in favor of the project and there were none. He then asked if anyone would like to speak in opposition to the project. John Fiumara, 3736 Bishop Hill Road asked why they chose to move and how the move is going to

affect his taxes. He is also concerned with the siren and truck noise as well as how this might affect Nine Mile Creek. Guy Donahoe stated that the tax issue is not part of this project and he can't address the tax issue. Jim Gascon stated that the tax question and why MAVES wants to move from the fire dept. should be directed to the Town Board and/or the Town Supervisor, Dan Ross. Mr. Gascon also stated that in regards to concern with Nine Mile Creek they have a drainage report on file that has been reviewed by the Town Engineer. The DEC will also make sure all regulations are being met. The following was discussed:

1. There are no external sirens/horns planned for the building. The sirens will be on the vehicles only and used as they pull onto Lee Mulroy. Bill Reagan stated that emergency vehicles are exempt from our noise ordinance and responding to an emergency would be considered reasonable.
2. There will be only one (1) utility pole. This will also be used for the residual property. They will not be adding any additional poles for future development.
3. There is no plan for outdoor trash storage – it will be located inside the apparatus building.
4. The conference room/community room will be used for training purposes or conferences only. It will not be open to the public or community.
5. The light pole should be indicated on the map.
6. Lighting will be shielded – down light only – no glare onto the highway
7. There will be no emergency generator required.
8. Easement for access as approved per the subdivision should be clearly indicated on the map. James Gascon stated that the description will be part of the deed.
9. The drainage plan also covers the concept plan that was originally submitted. Any changes will need to be presented to the Planning Board.
10. The property owner is responsible for all maintenance of the driveway and easements.

Jerry Wickett made a motion to close the public testimony and Dave Peatfield 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 – abstained  
Kathleen Carroll – aye

Since B & L has not submitted a review on this project it will be carried over to the next meeting.

### **Express Mart, Slate Hill Road**

There was a phone request to place a DVD box outside of their building. They were advised that they would need to present a site plan modification.

### **Sunset Ridge, West Seneca Turnpike**

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Karen Cotter advised that she had spoken to Jeff Clark (Mark Clark was out of town) and gave him dates for submitting subdivision maps in order to get them to Onondaga County Planning for review.

The minutes of the September meeting stand as corrected.

The meeting was adjourned at 8:00 PM  
Respectfully submitted,

Karen Cotter  
Secretary