

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

**November 1, 2010**

**Present:** Chairperson Gerard Wickett, David Peatfield, Kathy Carroll  
Chris Christensen, Robert Oliver, Michelle Bingham  
**Absent:** Bob Ciota  
**Town Counsel:** James Gascon 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 November 1, 2010.

**Tuscarora Golf Course, Howlett Hill Road – discuss Site Plan, Subdivision, Special Permit**

They are in the process of purchasing another parcel adjacent to the existing parking lot. The existing parking lot is located in a R1 zone and the use has been grandfathered. In order to use the new lot as a parking area they must subdivide it to the golf course as well as undergo site plan review and request a special permit. In our zoning ordinance the parking lot is considered part of a recreational facility – section 7A3 in our ordinance book. The golf course is located in the Town of Camillus. Tuscarora Golf Course has a letter from Camillus stating that they have no issues with what the applicant would like to accomplish and it is not necessary for them to do any type of site plan or subdivision in their town. The following issues were discussed:

1. They would need to complete a site plan for the portion of property that is located in the Town of Marcellus
2. Lighting must be indicated – it will be similar to what exists on the existing parking lot
3. There would be an increase volume of entry points off of Howlett Hill – currently there are two (2) areas for ingress and egress – would they require more
4. A public hearing would be required
5. If they have any other plans for the property they should be discussed during this process
6. There has been a phone conversation with the neighbor most effected – he advised that he wanted to discuss it with his wife
7. Property is not in a designated wetland
8. Drainage will need to be reviewed
9. Crush stone will be used in both parking lots – at this time they will not be paved
10. The site plan must indicate lighting, dumpster location, number of parking spots and access.
11. Site distance approval from Onondaga County is required

The October 4, 2010 meeting minutes will stand as distributed.

-pg2-PB  
November 1, 2010

The October 16, 2010 meeting minutes will stand as corrected.

The meeting was adjourned at 8:10pm

Respectfully submitted,

Karen Cotter  
Secretary