

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

**February 7, 2011**

**Present:** Chairperson Gerard Wickett, Bob Ciota, David Peatfield, Kathy Carroll  
Chris Christensen, Robert Oliver  
**Absent:** Michelle Bingham  
**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 January 3, 2011.

**JoAnn Mathieson, 2647 Pleasant Valley Road – 1 lot subdivision**  
**Paul and Jennifer Nagle, 2611 Pleasant Valley Road – 1 lot subdivision**  
**Tim and Kim Mathieson, 2627 Pleasant Valley Road – 1 lot subdivision**

Public hearings were held for all three (3) projects with the legal notices read into the minutes. Attorney, Peter Hakes was present to represent all of the projects. He explained that the granting of the subdivisions would help create a conforming lot for the property located at 2627 Pleasant Valley Road. No one appeared to speak in favor or in opposition to the projects. Mr. Christensen again disclosed that he owns contiguous property but there is no conflict of interest. He will discuss a question about the east boundary with the property owner and/or surveyor. The Chairperson, Jerry Wickett read the OCPB resolutions dated February 2, 2011, # S-11-6, S-11-7 and S-11-8 into the minutes.

**Joann Mathieson, 2647 Pleasant Valley Road –**

A motion was made by David Peatfield and seconded by Kathy Carroll to close the public testimony and public hearing. The motion was carried with the following vote:

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

Bob Ciota made a motion to approve the Joann Mathieson subdivision as a public hearing was held and no one appeared either for or against the project. David Peatfield seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Joann Mathieson, on a one (1) lot subdivision located at 2647 Pleasant Valley Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon February 7, 2011, 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 know as "Joann Mathieson Subdivision", such approval being based on a map made Ianuzi and Romans, dated September 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:  
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 # S-11-7 dated February 2, 2011.
5. Further subdivisions are prohibited and should be noted on the linen 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.

**Paul and Jennifer Nagle**

A motion was made by Bob Ciota to close the public testimony and public hearing. David Peatfield second and the motion carried with the following vote:

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

Bob Ciota made a motion to approve the Paul and Jennifer Nagle subdivision as a public hearing was held and no one appeared either for or against the project. David Peatfield seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Paul and Jennifer Nagle, on a one (1) lot subdivision located at 2611 Pleasant Valley Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon February 7, 2011, 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 know as "Paul and Jennifer Nagle Subdivision", such approval being based on a map made Ianuzi and Romans, dated September 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:

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 # S-11-8 dated February 2, 2011.
5. Further subdivisions are prohibited and should be noted on the linen 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.

**Tim and Kim Mathieson**

A motion was made by Bob Ciota to close the public testimony and public hearing. David Peatfield second and the motion carried with the following vote:

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

Bob Ciota made a motion to approve the Tim and Kimberly Mathieson subdivision as a public hearing was held and no one appeared either for or against the project. David Peatfield seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Tim and Kim Mathieson, on a one (1) lot subdivision located at 2627 Pleasant Valley Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon February 7, 2011, 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 know as "Tim and Kim Mathieson Subdivision", such approval being based on a map made Ianuzi and Romans, dated September 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:  
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 # S-11-6 dated February 2, 2011.
5. Further subdivisions are prohibited and should be noted on the linen 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.

### **Tuscarora Golf Club, Howlett Hill Road – Site Plan/Subdivision**

Nick Masterpole and Jim Wheeler were present to discuss additional parking at Tuscarora Golf Club. They would purchase the parcel next to the existing parking lot across the street from the golf course. The golf course is located in the Town of Camillus and they have no issues with the project. At the January meeting they were advised that they would need to submit a site plan and subdivision application. The PB discussed screening of the dumpsters, drainage and lighting and

how that might affect the neighboring properties. It was also decided that a special permit would be required. Jerry Wickett made a motion for an unlisted negative declaration for SEQR and Chris Christensen seconded the motion carried with the following vote:

Chris Christensen – aye  
David Peatfield – aye  
Jerry Wickett – aye

Bob Ciota– aye  
Kathy Carroll - aye  
Robert Oliver – aye

This project will be sent to OCPB and a public hearing will be held at the March meeting.

**Joe King, Route 174 – amusement park in the former Martisco Paper Mill**

There was continued discussion regarding Mr. King's potential plans to house an indoor amusement park at the former Martisco Paper Mill. He stated that he has a purchase offer on the property. Discussion included, but not limited to, the illegal subdivision created by the bankruptcy court, the size of the lot (under one acre), and the requirement of 5 acres for a recreational activity, parking issues, the suitability of the site for the use intended. Mr. Reagan encouraged Mr. King to have his attorney contact him so that they could discuss the potential problems of the project.

**MAVES, Lee Mulroy Road**

The PB is still waiting for an updated review. Chris Christensen will investigate this.

The minutes of the January meeting stand as corrected.

The meeting was adjourned at 8:39 PM

The February minutes were taken by Helen Stevens and Karen Cotter prepared the minutes from Mrs. Stevens' notes.

Respectfully submitted,

Karen Cotter  
Secretary