

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

**March 7, 2011**

**Present:** Chairperson Gerard Wickett, Bob Ciota, David Peatfield, Kathy Carroll  
Chris Christensen, Robert Oliver, 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 March 7, 2011.

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

A public hearing was held for a one (1) lot subdivision and site plan review to allow additional parking for the Tuscarora Golf Course. Nick Masterpole, representing the golf course and Tim Coyer, from Ianuzi and Romans Land Surveying were present to discuss the project. They would like to subdivide the existing parking area and the proposed parking area to the golf course. The golf course is located in the Town of Camillus. The Chair, Jerry Wickett, asked if anyone was in favor of the project and there was none. He then asked if there was opposition and the following spoke against the project:

1. Edward O'Hara, attorney, representing John & Carolyn Sammon, 2884 Howlett Hill Road. - He doesn't believe you can join parcels together if they are in different towns *\*and a expansion of a non-conforming use was unlawful*. Town Attorney, Jim Gascon, stated that *\*this is not an expansion of a non-conforming use and he doesn't believe there are any restrictions that state they must be contained within one (1) town but he would need to do some research.*
2. Helen Volcko, 2874 Howlett Hill Road – concerned with drainage as there is already issues on her property. She is not concerned with the cars parking on the road.
3. Virginia Boyce, Frank Gay Road – drainage issues
4. John Sammon, 2884 Howlett Hill Road – drainage issues
5. Martha Fiacchi, 2930 Howlett Hill Road – drainage issues
6. John Corbett, 2740 Howlett Hill Road – drainage issues
7. Carolyn Sammon, 2884 Howlett Hill Road – drainage issues

Jim Gascon explained that our regulations state that we cannot create anything that would allow run-off onto neighboring properties. The Chair, Jerry Wickett, read the OCPB resolution #S-11-19, dated 2/23/11 into the minutes. Chris Christensen and Robert Oliver walked the property involved as well as some of the neighboring properties. Mr. Christensen feels that some of the drainage issues that the neighbors are experiencing could be a maintenance issue on some of their land. Due to the concern of the neighbors the PB advised that the applicant would need to provide a drainage study that will also be reviewed by the town engineer. This property is not in a designated wetland. There was additional discussion regarding the drainage, the location of

the berm and whether it will be constructed or if they should leave the existing wooded area and the buffer area. We need a legal opinion regarding the subdivision and additional information needs to be provided regarding drainage. Bob Ciota stated that we want to avoid impact onto the neighbors yet see if we can help the golf course achieve their goal. If the project becomes smaller this will not have to go back to OCPB for review. Jerry Wickett made a motion to adjourn the public testimony and public hearing until the April meeting. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye  
Bob Ciota– aye  
Jerry Wickett – aye  
Kathy Carroll – aye

Michelle Bingham – aye  
David Peatfield - aye  
Robert Oliver – aye

**Maureen and Chris Manke, 2480 Roman Ave – subdivision**

They are interested in purchasing a piece of property (part of the John Power’s subdivision) on Lawless Road. There was discussion as to the location of where the future road could be located and if they could construct one (1) house without having to construct a road. Chris Christensen explained that because of the barn with the apartment there was already a residence there and they would need to construct the road in order to have road frontage on any new lot. He also stated that this was explained to Mr. Powers in great detail during his subdivision process. The Manke’s are going to see if they can purchase a small parcel from the other neighbor and that would give them road frontage for a new lot. They understand that they would need to go through subdivision to make it a legal lot.

The minutes of the February meeting stand as corrected.

The meeting was adjourned at 10:45 PM

Respectfully submitted,

Karen Cotter  
Secretary

*\*corrected at the April 4, 2011 meeting*