

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

**October 3, 2011**

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

**Ken Phillips, 2483 Masters Road – Site Plan**

A continuation of a public hearing was held for site plan review. There has been no additional information submitted to the PB and there has been no contact from the applicant or his attorney. The Town Attorney will send a letter to Mr. Phillips's attorney advising that a motion to close the public hearing will be held at the November meeting if there is no further communication from the applicant or his attorney. Chris Christensen made a motion to adjourn the public hearing until the November meeting and Bob Ciota seconded. The motion was carried with the following vote:

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

**Patricia Hughes, 2165 Cherry Valley Turnpike – 2 lot subdivision**

Michael Hughes was present to represent the project for his mother, Patricia Hughes. They have an existing farm with 86 acres and they would like to sell a portion of the farm to their neighbors the *Richard's*\*. They would keep the remaining 12 acres and construct a hunting cabin on the property. There is also a small parcel that was purchased, through auction, on Bishop Hill Rd. that would be used as access to the proposed 12 acre lot. Mr. Hughes submitted a letter from OCDOT approving the driveway location. The access point needs to be indicated on the subdivision map. Chris Christensen asked the applicant if he would have an issue if the project was approved and the resolution stated that there could be no further subdivision due to the access point. Mr. Hughes had no issue with that being part of the final resolution. The Chair, Jerry Wickett, asked the PB to look at SEQR. Chris Christensen made a motion for an unlisted

negative declaration, Dave Peatfield *seconded\** and the motion carried with the following vote:

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

Bob Ciota– aye  
Robert Oliver – aye

This project will be sent to Onondaga County Planning for review and to a public hearing in November.

**Everett & Karen Allington, Northeast Townline Road – 3 lot subdivision**

Bill Lang submitted a new map creating three (3) new proposed lots. He must indicate driveway locations on the map. There was discussion with the Town Attorney as to verbiage for the rear easement and how it should be indicated on the map. Bill Lang will have the surveyor contact Mr. Gascon for that information. They also must provide a written description to the town. Mr. Lang was reminded that the lots are not legal building lots until they have a septic system approved by OCHD. There was also discussion regarding drainage and Mr. Christensen advised that they need to know the outflow on lot one (1). Also, the applicant will need a County Discharge Permit if they bring the water to the ditch. Mr. Lang will have the person doing the septic plan take a look at the lot and see how it will flow. If they need an outflow point for lot one (1) the applicant will need to submit a plan. Chris Christensen also remarked that if the lot in the rear of this project is ever subdivided the PB needs to be aware of possible drainage issues and sheet flow.

**Jeanne & Joe Welch, 2743 Slate Hill Road, 1 lot subdivision**  
**Yolanda Thompson, 2785 Slate Hill Road – 1 lot subdivision**

Mr. Welch advised they have purchased a small parcel from Yolanda Thompson and Mr. Bromka and would like to *add\** it to their existing parcel to create one (1) large lot. There is also parcel owned by Kelly Green, as indicated on the map that was created without benefit of subdivision. At this time she is not interested in legitimatizing her lot. Her lot was created by combining three (3) different lots without going through the subdivision process. By going through the subdivision process Mr. & Mrs. Welch will be fixing several subdivision issues on their property. The line near the chicken coop does not meet setback so the applicant will either need to tear down the building, move it or apply for a variance. Hearing no further questions, the Chair, Jerry Wickett, asked the PB to look at SEQR. Dave Peatfield made a motion for an unlisted negative declaration on the Welch project and Chris Christensen seconded. The motion carried with the following vote:

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

Bob Ciota– aye  
Robert Oliver – aye

-pg3-PB  
October 3, 2011

Dave Peatfield then made a motion for an unlisted negative declaration on the Thompson project and Chris Christensen seconded. The motion carried with the following vote:

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

Bob Ciota– aye  
Robert Oliver – aye

This project will be sent to Onondaga County Planning for review and to a public hearing in November.

The minutes of the September meeting will stand as distributed.

The meeting was adjourned at 8:15 PM

Respectfully submitted,

Karen Cotter  
Secretary

*\*Corrections made and approved at the November 7, 2011 Planning Board meeting.*