

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

December 5, 2011

Present: Temporary Chairperson Bob Ciota, Chris Christensen, David Peatfield, Michelle Bingham, Kathy Carroll, Robert Oliver
Absent: Jerry Wickett
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 December 5, 2011.

Chris Christensen made a motion to elect Bob Ciota as temporary Chairperson for the December meeting. Michelle Bingham seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	David Peatfield - aye
Robert Oliver – aye	Kathy Carroll – aye

The Chairperson, Bob Ciota advised that the January meeting needs to be changed due to the New Year’s holiday. Michelle Bingham made a motion to change the meeting to Thursday, January 5, 2012 and Bob Ciota seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	David Peatfield - aye
Robert Oliver – aye	Kathy Carroll – aye

Everett & Karen Allington, 4525-4575 Northeast Townline Road – 3 lot subdivision

Bill Lang was present to represent the project. New maps were submitted with the verbiage indicating where the future road right of way will be located. The surveyor will provide a narrative, describing the easement, to the Town Attorney. A letter was submitted indicating driveway approvals. The lots will not be considered legal building lots until the property owner provides septic approval from Onondaga County Health Dept. There was some discussion regarding drainage. Mr. Lang advised there will be no backward flow; the water will flow to the front of the property into the existing ditch. Hearing no further questions, the Chairperson, Bob Ciota, asked everyone to look at SEQR. Chris Christensen made a motion for an unlisted negative declaration and Kathy Carroll seconded.

The motion carried with the following vote:

Chris Christensen – aye
Bob Ciota– aye
Robert Oliver – aye

Michelle Bingham – aye
David Peatfield - aye
Kathy Carroll - aye

The project will be sent to OCPB for review and to a public hearing in January.

Michael Said, 3709 Lee Mulroy Road (Cairo Motors) – site plan modification

Mr. Said was present and advised the PB that he would like to add sales and service of watercraft and/or boats. He would also like to construct a new 16' X 120' warehouse building to store cars and boats. This would change the use of his existing site plan. His plan is to start construction of the building in the spring. The changes are an allowable use in this zone. Chris Christensen advised the PB that Mr. Said's original site plan allowed for a car dealership that included a building and an area for maintenance. The map also indicated the potential for future expansion at a later time. Mr. Christensen stated that Mr. Said had an approved car dealership but wasn't sure that was what was actually being operated at the site. If it wasn't an operating car dealership then there should be a discussion regarding screening the area. Mr. Said stated that it is currently being run as a car dealership. The following was also discussed:

- What is happening with the bulldozer and other equipment (that aren't cars and weren't approved by the original site plan) that is being stored outside
- Where is the access to the proposed new building
- What is being done on the outside of the building with the cars that have been there for several years
- Where is the parking area
- Handicapped parking must be labeled
- The original site plan was approved by the fire dept – the modification will need to be resubmitted to them
- What is the plan for the rest of the land – part of the original site plan stated that the driveway may need to be moved with future development
- Drainage – prior to new construction, he will need to indicate all existing drainage facilities as well as what is planned for the future
- What will be stored outside and where
- This will be retail sales only – no wholesale of either cars or boats
- No boat storage – repair only
- No external lighting is planned
- No outdoor storage of oil – indoor only
- If there are plans for a sign they should be submitted with the modification
- If there are bathroom facilities planned for the new building they need to be indicated on modification plan and he must have OCHD approval

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- We need more information on what the proposed new building will look like –
(doors/height/single story/ect)

Mr. Said was advised that he could not service boats or have any retail boat sales until he completes and receives approval for the proposed modified site plan.

The minutes of the November meeting stand as corrected.

The meeting was adjourned at 8:15 PM

Respectfully submitted,

Karen Cotter
Secretary