

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

March 5, 2012

Present: Chairperson Jerry Wickett, Chris Christensen, David Peatfield,
Kathy Carroll, Bob Ciota,
Absent: Michelle Bingham, Robert Oliver
Town Counsel: James Gascon of Costello, Cooney, Fearon
Town Engineer: Shannon Walters 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 5, 2012.

Jerry Harkness, 3774 Lee Mulroy Road – 1 lot subdivision

Chris White was present to represent the project. The following was discussed:

- Mr. White advised that the surveyor was on site and the topography map was being completed.
- They are discussing the right of way agreement for emergency access
- The landscape architect is working on the open issues with Ultimate Goal
- Both parties are aware they can't move forward until we receive the application from Ultimate Goal
- Paul Hood is working on the wetland maps
- Discussion on how the maintenance of the road will be maintained. Chris Christensen would like to see a more formal document so the town won't be held responsible for the maintenance. Jim Gascon will look into how this is handled in other towns.

S & B Millworks, 3704 Lee Mulroy Road – subdivision/site plan review

Bob Ciota advised the PB that he has a conflict of interest on this project as his son, Brian Ciota, is **part owner of this project*. Bob Ciota will abstain from participating in this project.

Two (2) lot subdivision -

Guy Donahoe, architect, was present to represent both projects. This is the balance of the property from the original subdivision when we created the Maves subdivision. They have an existing six (6) acres that will be divided into three (3) lots which will conform to the Light Industrial zoning regulations. It is very similar to what was discussed at earlier meetings.

Site Plan -

The following issues were discussed:

- Discussion regarding maintenance and ownership of the road. Jim Gascon will follow-up and get the verbiage to include in the resolution so that the Town will not be responsible.
- Lot two (2) will have a 7000 sq ft single story building that McClure will use for their contractor's offices and display area.
- The septic plan is in the process of being designed and will then go to OCHD for review.
- Parking will be on the south end as you approach the building and will have a total of 34 parking spaces/including handicapped spaces.
- At this time they have no plans for a sign near the road.
- Are there any plans for traffic control – stop signs?
- Utilities will be from the existing pole and will go underground – no plans for a new pole.
- Is there lighting in the parking area?
- The two (2) additional buildings need to be indicated on the plan or show that they are going to be removed
- The parking area will be paved – not sure what will be done in front of small building being used as a farm stand
- There was additional discussion/concern regarding the drainage. Per page 5 of their plan, Chris Christensen is concerned about the capacity to handle the site with only .68 acres of impervious surface. Mr. Donahoe will speak to the engineers and if necessary will update the information
- They will leave the existing building that is being used as a farm stand.
 - This building must be part of the site plan
 - Parking must be indicated
 - Is there to be a permanent dumpster
 - What is being sold there – if not a farm stand or used as retail space the applicant will need to come back to the ZBA for approval
 - It looks as if this building will required a side yard area variance – Mr. Donahoe will look at the location and see what is needed.

The February minutes stand as distributed.

Bill Reagan advised that the new Zoning and Subdivision books have been printed.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Karen Cotter
Secretary

**corrected at the April 2, 2012 Planning Board meeting*