

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

**April 2, 2012**

**Present:** Chairperson Jerry Wickett, Chris Christensen, David Peatfield,  
Kathy Carroll, Bob Ciota, Michelle Bingham, Robert Oliver  
**Town Counsel:** James Gascon of Costello, Cooney, Fearon  
**Town Engineer:** Jason Kantak of TDK Engineering  
**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 April 2 2012.

**Jerry Harkness, 3774 Lee Mulroy Road – 1 lot subdivision**

There was no one present to discuss this project and we have received no application from Ultimate Goal.

**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 S & B Millworks. 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. The following was discussed:

- There will be one (1) access, off of Lee Mulroy, for all parcels including Maves.
- Dave Peatfield suggested renumbering the lots to match what was approved during the Maves subdivision
- Dave Peatfield would like to have a physical description of the common access-Guy Donahoe advised that he could give a physical description but the surveyor would have to give them the verbiage.

**Site Plan -**

The following issues were discussed:

- Plan needs to be referred to the Fire Dept for review – check to see if additional fire hydrants are needed. (Guy Donahoe will take the map to the fire dept)
- There was discussion regarding drainage. Chris Christensen is concerned that there is no additional capacity for any construction on lot 3. He stated that there could be major issues when a new plan comes in for additional building or any changes on what already exists – including Maves. Mr. Christensen would like to see the study/report that was done for the drainage.
- Was hammerhead added – Mr. Donahoe is not sure

- Additional discussion on how the access road will be maintained and who will be responsible. The PB wants to make sure the Town doesn't have to deal with those issues. This can be dealt with in a resolution
- Will they be seeding lot 3 or will it remain as is – they are cutting into it during construction
- Lot 2 contours will be as drawing indicates and will look like what has been presented on the map.
- Lot 1 & 2 may need to be cleaned up as there are construction materials on these lots. Mr. Donahoe advised that on lot 1 may retain the “spoilage”. Mr. Christensen is concerned it may change the drainage path.
- There will be underground water and gas. Mr. Donahoe advised they may need to add an additional pole. Mr. Christensen advised that this was discussed during the original meetings and they were advised that no additional pole would be required.
- There was discussion on the existing store – and that should be more defined as to what the use is. There will be no additional lighting for the store.
- The new building will have wall packs and one (1) light pole in the island on the parking lot.
- How will the snow removal be handled for the small building
- The larger existing building is a shop – there are no plans for public use or to have the public go into the building.
- There are no plans to plant trees – they may do some landscaping around small building. We have required additional screening in the past on other projects
- If they are going to have a dumpster it must be indicated on the plans as well as how it will be screened
- Will there be port-a-john's and where located
- What are they planning for signs – will there be stop signs on the interior roads
- Deliveries will be handled thru the main building – they do not anticipate any large truck deliveries

Hearing no further discussion the Chair, Jerry Wickett asked if anyone would like to make a motion on SEQR for the subdivision. Michelle Bingham moved for an unlisted negative declaration and Dave Peatfield seconded. The motion carried with the following vote:

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

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

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The Chair, Jerry Wickett, then asked if anyone would like to make a motion on SEQR for site plan. Michelle Bingham seconded and the motion carried with the following vote:

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

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

The March minutes stand as distributed.

The meeting was adjourned at 9:45 PM.

Respectfully submitted,

Karen Cotter  
Secretary