

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

July 2, 2012

Present: Chairperson Jerry Wickett, Chris Christensen, David Peatfield,
Bob Ciota, Kathy Carroll, Michelle Bingham
Absent: Robert Oliver
Town Counsel: James Gascon of Costello, Cooney, Fearon (Absent)
Town Engineer: Jason Kantak of TDK Engineering (Absent)
Codes Officer: John Houser

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 July 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.

Links at Sunset Ridge, West Seneca Turnpike

A letter was sent to Mark Clark, from the Town Attorney, dated June 6, 2012, advising that if there was no representation at the July meeting a motion would be made on his existing subdivision application. As no one was present to represent the project Jerry Wickett made a motion to negate the existing subdivision application and consider the project null and void based on the letter sent to Mr. Clark and dated June 6, 2012. Dave Peatfield seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	David Peatfield - aye
Jerry Wickett – aye	Kathy Carroll – aye

Marcellus Historical Society – Peg Nolan

Peg Nolan was present to discuss purchasing the Thorn Hill School House located on Rose Hill Road. She advised that this is the last school house in Marcellus. She has gone to OCDOT and they advised there would be no issue with site distance. The Historical Society does not want all the property surrounding the schoolhouse and there was discussion regarding subdivision and area variances required. Dave Peatfield suggested that for the future they may want to make sure they have enough property to make this a legal building lot for possible resale value. The PB discussed whether they could create a non-conforming lot. This was also discussed at the May meeting and Jim Gascon was going to investigate the issue and let us know if and how it could be accomplished. According to what was presented they would require a rear setback variance and we would be creating a non-conforming lot. Prior to spending a lot of money Mr. Wickett suggested they present a sketch plan and a proposal with information on how parking, buses,

turnaround info and general safety issues would be handled.

Discussion

Jerry Wickett asked the Town Supervisor, Dan Ross, if there are any plans for a Comprehensive Plan review. He advised that they may do this next year in 2013.

The PB advised that they would like to meet with the Town Engineer to discuss the new drainage regulations and issues that the Board has been dealing with. This could be done at a workshop meeting in the fall. Jerry Wickett asked everyone to check their calendars for the fall and they could make arrangements at the August meeting.

Discussion regarding the Escrow accounts and what is the best way for the Town and applicants to handle these accounts.

The PB requested that the Town Attorney send a letter to Jerry Harkenss/Richard Shea/Chris White regarding their open subdivision application. If this project is not moving forward we would void this application.

Jerry Wickett and Chris Christensen met with Mr. Said to discuss his future plans for boat storage and repair. They asked the CEO, John Houser, to look over the property and see what exists on site.

RE: S & B Millwork's project -Guy Donahoe had a discussion with Jerry Wickett regarding an additional NYSEG pole and to reconsider the underground lines. Chris Christensen also responded, via email, to Mr. Donahoe and he advised the goal was to minimize poles and overhead lines. If they want to come in and discuss changes he would listen but at this point is not in favor to add any additional poles.

The minutes of the June meeting will stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter
Secretary