

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

September 6, 2012

Present: Chairperson Jerry Wickett, Chris Christensen,
Bob Ciota, Michelle Bingham
Absent: Kathy Carroll, David Peatfield, Robert Oliver
Town Counsel: James Gascon of Costello, Cooney, Fearon
Town Engineer: Jason Kantak of TDK Engineering
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 September 6, 2012.

Jerry Harkness, Dick Shea, Chris White 3774 Lee Mulroy Road – 1 lot subdivision

No additional information was submitted or presented. The Ultimate Goal issues must be resolved before this subdivision can move forward. See Discussion under Ultimate Goal

Ultimate Goal, 3800 Lee Mulroy Road – 1 lot subdivision

Scott Freeman Landscape Architect was present to represent the Ultimate Goal project. A notarized letter is on file. He advised that they would like to take the parcel in the rear that is to be subdivided via the Jerry Harkness proposed subdivision and attach it to the existing Ultimate Goal property. The following was discussed:

- There would be no changes to proposed lot 2A. However, there are drainage issues *for that lot that will need to be *addressed during site plan prior to any construction.* There was discussion regarding how the drainage will be handled and there can be no increase runoff from the new lot. There are new regulations that went into effect recently that will apply but we have no drainage details on the map. Dick Shea felt that it would be the purchaser's responsibility to deal with those but Mr. Christensen stated that we want to make sure the purchaser understands he *will be responsible *and at risk for whatever is required at the time of site plan submittal.*
- No easements are indicated on Lot 2A and there are none proposed
- Discussion ensued on how the road will be maintained. This will be a condition of the subdivision – a maintenance agreement will need to be submitted to the Planning Board and approved by the Town Attorney – **that details maintenance and snow removal - similar to what was done across the road at the S & B project.*
- Jason Kantak advised the wetlands need to be indicated on the map – they will need to be defined and surveyed. It could affect the storm water management on these lots.
- The **current driveway,* as proposed,* is different than what was on the original plan **and has evolved into a configuration that will most likely require reconstruction to improve safety traffic flow.* This will need to be corrected now or taken care of when lot 2A is developed. They need to show intent or location of how lot 2A's access will come

out onto that road.

Ultimate Goal, 3800 Lee Mulroy Road –Site plan review

Scott Freeman was representing the site plan review as well. He has provided responses to the letter that was submitted to Ultimate Goal in 2010 regarding missing details on the final site plan. Jerry Wickett stated that he and Mr. Freeman have spoken several times and he advised that we needed a complete and up to date site plan that would include the missing items discussed in the letter. This map, that has been presented, only shows the items that were missing. We have no final map on file from the original site plan approval and rather than having them submit two (2) maps we requested just one (1) that would be complete and up-to-date. That is not what was submitted to us. Mr. Freeman stated that he misunderstood and thought he just needed to provide a map with the missing items. The following was discussed regarding the missing items:

1. There is parking indicated in the emergency **parking areas *and on top of existing pole and wires.*
2. The goal is to screen the dumpster and **to accurately place and size the screening so that it can be accessed and the screening maintained.*
3. Pads and light shields
4. Asphalt pad – what is the purpose – it was not approved on the original plan
5. Feedback for proposed parking on either side of the asphalt pad. There is a concern that people park in the emergency parking spaces. How many overflow spaces do they actually have? The overflow parking will need to be plowed. Will grass parking be okay for the overflow **parking?*
6. We asked the Town Engineer to provide us with an escrow amount to be submitted by the applicant to cover expenses incurred during this review.

Drainage in the rear of the property was not on the list but *during the site examination it was noted that the building roof drainage was not being routed to the underdrain per plan and that that the under drain *may not be working.* It has been very dry this summer but there **is standing water *over the drain that should be flowing to the detention pond. *Part of the site plan required the owner to *identify drainage details.* Is the footbridge staying or being removed? Is the new field that is under construction going to have evening activities, lights and/ or speakers? *Access details from the parking area to the new field need to be added.* The various turn radius for emergency vehicles there needs to be checked ** and allowed for on the plan.* There *should be communication with the fire department will be regarding emergency *access details to the site.* Mr. Freeman will go back to Ultimate Goal and try and get the information we are looking for as well as preparing and submitting a completed site plan map. He does not think he will have the information ready for the October meeting.

Marcellus Historical Society – Old School House on Rose Hill Road

Jerry Wickett stated that he has been advised by Peg Nolan that Mrs. Salway is no longer interested in donating the old school house to the Historical Society.

Discussion

Jim Gascon discussed the new regulations on the open meeting law.

The minutes of the August meeting will stand as distributed.
The meeting was adjourned at 9:40 PM

Respectfully submitted,

Karen Cotter
Secretary

**Corrected at the October 1, 2012 meeting*