

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

**November 5, 2012**

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

**Martisco Lions Club – 2929 Route 174 – modification to existing site plan**

Dave Peatfield excused himself on this project as he is a member of the Lion's Club and prepared the overlay for the site plan map. The original approved survey map was presented with an overlay attached indicating setbacks and locations of buildings, flag, signs, ect on the site. This also indicated the new sign approved with a special permit at the Zoning Board of Appeals meeting. See the November 5, 2012, ZBA minutes for additional information. Bob Ciota made a motion to approve the modification of the site plan based on the illustration attached to the existing site plan. Chris Christensen seconded and the motion carried with the following vote:

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

WHEREAS, an application has been duly filed requesting Modification to an existing final site plan review and approval for Martisco Lions Club, on premises located at 2929 Route 174 Marcellus, New York in an R1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Approval of special permit for sign

**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

**Ultimate Goal, 3800 Lee Mulroy Road – 1 lot subdivision**

There was a group meeting with Jerry Wickett, Chris Christensen, TDK Engineering (Jason), Dick Shea, and from Ultimate Goal, Scott Freeman, Pat Dooley and Mike Medina. The open issues were discussed and everyone knows what needs to be done to complete this project. We are waiting for a new site plan. There will be no review until we receive money for the escrow account. They must also submit a new survey. Chris Christensen has been at the site and has witnessed several problems with the parking and the need for overflow parking.

**Discussion**

1. Joe Durant and Jason Kantak were present from TDK Engineering to discuss how best to work with the Planning and Zoning Board. Some of the items discussed were storm water regulations, wetlands and access to projects for emergency vehicles.
2. Chris Christensen advised that he has been in contact with Mike Palenscar regarding the property owned by Marcellus Holdings, illegally subdivided from Sunset Ridge located on West Seneca Turnpike. He advised that while Mr. Palenscar decided to not move forward with the patio home project at this time the PB needs to be aware that there is interest in the property and we should be ready to make decisions on what is and is not allowable.
3. Mr. Killian/Mr. Marrs have a purchase offer on the last lot available at Aquinnah Heights. They need to be made aware, once again, that a CO will not be issued until the outstanding issues are taken care of. Town Attorney Jim Gascon will send a follow up letter to both Mr. Marrs and Mr. Killian.
4. Town Supervisor, Dan Ross, advised the PB that there will be a change to the zoning laws and they are in the process of banning hydro-fracking and natural gas and/or petroleum exploration.

The minutes of the October meeting will stand as distributed.  
The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary

