

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

**May 6, 2013**

**Present:** Chairperson Jerry Wickett, Michelle Bingham, Kathy Carroll,  
Chris Christensen, David Peatfield Bob Ciota, 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 May 6, 2013.

**Farrell Trust, 4608 Limeledge Rd – 5 lot subdivision**

Bob Farrell, Mike Farrell, Dave Farrell and surveyor, Doug Reith, were all present to discuss the project. Jerry Wickett advised that he and Chris Christensen had met with the brothers to discuss what could be done to this property. They discussed a nine (9) lot subdivision as well as a five (5) lot subdivision and Bob Farrell stated that the proposed five (5) lots made the most sense. Doug Reith advised that he has sent the driveway information to OCDOT and he is still waiting for their reply regarding the proposed driveways. He doesn't feel there will be any problems with site distance for the driveways. The lots are slightly beyond the 3/1 lot size ratio but the rear property would be difficult to develop. Dave Farrell would like to construct a house on lot one (1). Chris Christensen advised that they had discussed drainage and the five (5) lot plan would not create point overflow. Jason Kantak agreed and stated that by the time the water reaches the rear of the property it would be sheet flow. The Chairperson, Jerry Wickett, asked the Board to review SEQR. Michelle Bingham made a motion for an unlisted negative declaration and Kathy Carroll seconded. The motion carried with the following vote:

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

Jason Kantak will advise what is needed for engineering fees. This project will be sent to a public hearing and to OCPB for review.

**Ultimate Goal, 3800 Lee Mulroy Road – site plan review**

Town Engineer, Jason Kantak, advised that he received a corrected site plan this afternoon but had no new maps for the PB. Scott Freeman has placed comments on the narrative that was submitted but Mr. Kantak has not had an opportunity to review it completely. We have received emails from Kevin Bliss from the DEC and Ellen Hahn from Storm Water Management and they have advised they see no issues with project. Signs have been placed stating that cars must be parked in Ultimate Goal's parking lot – they cannot be on side of the road or use NAPA's

parking lot. Chris Christensen advised that after looking at the plan quickly he sees items that need to be taken care of:

- The building location needs to be labeled
- Swale near new ramp needs pipe
- Handicapped parking not on property
- There needs to be a discussion regarding the bridge – length/depth ration and the building ramp
- We still need to have an easement agreement approved – similar to what was done during the Maves project

There remain open pieces but the PB feels we are getting closer to final approval and would like to send Ultimate Goal subdivision project and Jerry Harkness subdivision project to a public hearing and to OCPB for review.

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

We have received updated information and can move forward with sending the project to a public hearing and to OCPB for review. Bob Ciota made a motion on SEQR for an unlisted negative declaration. Dave Peatfield seconded and the motion carried with the following vote:

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

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

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

We have received updated information and can move forward with sending the project to a public hearing and to OCPB for review. Bob Ciota made a motion on SEQR for an unlisted negative declaration. Dave Peatfield seconded and the motion carried with the following vote:

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

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

**Jon Wixson, 4397 Limeledge Road – 1 lot subdivision**

Mr. Wixson was not present and has not submitted any subdivision maps. This project will be carried over to the June agenda.

-pg2-PB  
May 6, 2013

The minutes of the April meeting will stand as corrected.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary