

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

July 1, 2013

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

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 1, 2013.

Kelly Green, 2741 Slate Hill Road – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified mailing receipts were on file. The applicant's lot was created without benefit of subdivision and they are legitimatizing the lot. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. There were no questions from the Board. This project was sent to OCPB for review and we have not received a response from them. Bob Ciota made a motion to adjourn the public hearing until the August PB meeting and Chris Christensen seconded. The motion carried with the following vote:

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

Jon Wixson, 4397 Limeledge Rd – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified mailing receipts were on file. The applicant has two (2) separate lots that he would like to combine into one (1). The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. There were no questions from the Board. This project was sent to OCPB for review and we have not received a response from them. Dave Peatfield made a motion to adjourn the public hearing until the August PB meeting and Chris Christensen seconded.

The motion carried with the following vote:

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

Larry Tyson, 3722 Bishop Hill Rd. - Discussion

Mr. Tyson advised that he has purchased the Kalkbrenner Farm located on Bishop Hill Road. A portion of that property was recently approved for a zone change and went from Agricultural to Light Industrial. He applied to Onondaga County Dept. of Transportation for a driveway permit and approval was granted for a commercial driveway. The codes dept. was advised that a commercial driveway has been approved and the Codes Officer, John Houser, advised that he would need to come before the Planning Board to discuss his future plans for that property. Mr. Tyson stated that he is in the process of trying to save the existing barn and house. The barn is going to be used to store some of the large tractors and trucks. He has existing farms in different towns and he would like to store his hay in the renovated barn. Jerry Wickett thanked Mr. Tyson for attending the meeting and advised that since a portion of this is in the LI zone if he decides to use the property for something other than farming he would need to come back to the Planning Board for further discussion and Mr. Tyson agreed with that plan.

DJ VanKurken, Sunset Ridge Golf Course – West Seneca Turnpike

Jerry Wickett and Chris Christensen met with the new owner of the golf course, DJ VanKurken. He advised that he would like to move forward with Mark Clark's idea of patio homes but would like to have approx. 30 units. They would be constructed under a PUD. The following issues were discussed:

1. Storm water runoff/water quality
2. Only the existing access point can be used
3. Density
4. Sewers – he will be meeting with the Village – Chris Christensen stated that he didn't think anyone in the East Hill area would be interested in paying for a sewer district
5. Discussed doing a gravity line
6. He also has ideas to have a golf simulator in the winter season and a year round restaurant. Mr. Wickett advised that they would have to come back to the PB for discussion and revise the existing special permit and site plan.

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The minutes of the June meeting will stand as corrected.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter
Secretary