

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

August 5, 2013

Present: Chairperson Jerry Wickett, Michelle Bingham, Chris Christensen,
David Peatfield Bob Ciota
Absent: Robert Oliver, Kathy Carroll
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 August 5, 2013.

The Chair, Jerry Wickett, made a motion to change the September meeting to Thursday, September 5, 2013. Chris Christensen seconded and the motion carried with the following vote:

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

Kelly Green, 2741 Slate Hill Road – 1 lot subdivision

A continuation of a public hearing was held for a one (1) lot subdivision. The Chairperson, Jerry Wickett, read the OCPB resolution #S-13-46, dated July 03, 2013 into the minutes. The secretary, Karen Cotter, had forwarded the resolution to Kelly Green for review. The applicant is legitimatizing the two (2) lots, combining them to make one (1) legal lot through the subdivision process. The comments from the OCPB resolution were discussed:

1. The septic system already exists for this property and the PB does not feel the applicant should have to have the Onondaga County Heath Dept. review an existing, working system.
2. We will ask the surveyor to make the change
3. There is already an existing driveway and our regulations will not allow a second driveway.

Dave Peatfield made a motion to close the public hearing and Bob Ciota seconded. The motion carried with the following vote:

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

Dave Peatfield made a motion to approve the one (1) lot subdivision as presented as a public hearing was held and there was no opposition, it also will legitimize the property and deal with the issues we had with this property. Chris Christensen seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Kelly Green, on a one (1) lot subdivision located at 2741 Slate Hill Road in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 5, 2013, commencing at 7:00PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision know as "Green/Presher/Welch Subdivision", such approval being based on a map made by Douglas Reith, CNY Land Surveying, dated May 17, 2013.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988 including, but not limited to:

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:

That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five year storm with an overflow facility to handle a one hundred year storm with no erosion.

2. Monuments are in place, indicated on the map and inspected and approved by CEO.
3. Successful drainage plan approved by the Onondaga County Health Department.
4. Conditions set forth in the OCPB resolution dated July 3, 2013.
5. Further subdivisions are prohibited and should be noted on the linen map.
6. Submission of the final linen (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 303 A.
7. Timely filing of the approved map as outlined in Section 304, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
8. No building permits are to be issued until all contingencies are met.

Jon Wixson, 4397 Limeledge Rd – 1 lot subdivision

A continuation of a public hearing was held for a one (1) lot subdivision. The Chairperson, Jerry Wickett, read the OCPB resolution #S-13-45, dated July 03, 2013 into the minutes. The secretary, Karen Cotter, had forwarded the resolution to Jon Wixson for review. The applicant is legitimatizing the two (2) lots, combining them to make one (1) legal lot through the subdivision process. The comments from the OCPB resolution were discussed and Chris Christensen stated that our Town regulations do not allow for a second driveway. Hearing no further questions, Dave Peatfield made a motion to close the public hearing and Bob Ciota seconded. The motion carried with the following vote:

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

Bob Ciota made a motion to approve the one (1) lot subdivision as presented as a public hearing was held and there was no opposition and it legitimatizes the property. Dave Peatfield seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Jon Wixson on a one (1) lot subdivision located at 4397 Limeledge Rd in an Residential 1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 5, 2013, commencing at 7:00PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision know as "Wixson Subdivision", such approval being based on a map made by Turning Point Land Surveying, dated May 24, 2013.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988 including, but not limited to:

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:
That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five year storm with an overflow facility to handle a one hundred year storm with no erosion.
2. Monuments are in place, indicated on the map and inspected and approved by CEO.
3. Successful drainage plan approved by the Onondaga County Health Department.
4. Conditions set forth in the OCPB resolution dated July 3, 2013.
5. Further subdivisions are prohibited and should be noted on the linen map.
6. Submission of the final linen (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 303 A.
7. Timely filing of the approved map as outlined in Section 304, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
8. No building permits are to be issued until all contingencies are met.

Skaneateles Ski Hill, Route 174 – site plan discussion

Board Members, Mike Lenn and Pat Darminio, were present to discuss their project. They would like to construct a 24' X 30' building to store some of their equipment. It will be located behind the old tow rope and it will be kept away from the public. They were asked if they had any other future for this property. They advised that eventually the ski club would like to install new piping for snow making but it depends on when the organization is able to raise the money. The building will meet all setbacks and will be at least 100' from the side yard. There is no change of use and the ski hill has existed since 1959. The materials have been donated and members will volunteer to construct the building. The PB had no issue with their project. Chris Christensen would like to set up a meeting with the OCPB and OCDOT to discuss some of the comments that we have received on our resolutions.

The minutes of the July meeting will stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter
Secretary