

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

**October 7, 2013**

**Present:** Chairperson Jerry Wickett, Chris Christensen,  
David Peatfield, Bob Ciota, Michelle Bingham, Kathy Carroll  
**Absent:** 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 October 7, 2013.

**Sigmund Rogalia, corner of Shamrock Rd and Coon Hill Rd – sketch plan/subdivision**

Mr. Rogalia presented a sketch plan for discussion. He would like to subdivide the farm house with approximately five (5) acres of land and enlarge his brother's property with approx 2- 3 acres from the existing parcel. Mr. Rogalia's brother would attach the proposed acreage to his existing property. The PB doesn't have any issue with his proposal but advised that he needs to show all lands owned on the map – including the parcel across the road.

**Discussion**

**Sage Meadows, Sage Meadows Drive**

This project is nearing completion and Chris Christensen wanted to discuss the following:

1. The road will need to be completed –
  - Look at the base of the road – does it need to be repaired or redone
  - Tip ups should be completely replaced when black top is done
2. Sidewalks –
  - Location/sloped – cut and graded as designated on subdivision
  - They will be asphalt sidewalks – will the coat of stone need to be redone
3. Hydrants
4. Monuments were in place and inspected – some can't be located

**PUD – Sunset Ridge – West Seneca Turnpike**

DJ VanKuren, owner of Sunset Ridge, came before the Town Board requesting information regarding a PUD in Marcellus. The Town Board advised him to come to the Planning Board with a plan. He needs to present a concept and after review it will go back to the Town Board for their review. We aren't sure who owns the property at this time.

Chris Christensen stated that he would need to present a formal plan and after the TB approves the plan he would come to the PB to finalize major details –

- Survey
- Plat Plan
- Septic Issues
- Drainage Issues
- Is a Zone Change needed

It was suggested that when the applicant returns to town they hold a combined meeting to discuss the process/project. The golf course/club house has seasonal restrictions on an existing special permit. We need to be very clear with the applicant what is expected in his proposal and what can/cannot be done.

Karen Cotter will contact Jim Gascon's office to arrange for a SEQR presentation at our November meeting.

The minutes of the October meeting will stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter  
Secretary