

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

**November 4, 2013**

**Present:** Chairperson Jerry Wickett, Chris Christensen,  
David Peatfield, Robert Oliver, Michelle Bingham, Kathy Carroll  
**Absent:** Bob Ciota  
**Town Counsel:** James Gascon of Costello, Cooney, Fearon  
**Town Engineer:** Jason Kantak 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 4, 2013.

### **Discussion**

#### **Sage Meadows, Sage Meadows Drive**

Jack Scalice was present to discuss installing the sidewalks at Sage Meadows. He advised that the neighbors had signed a petition and presented it to the Town Board stating that they did not want to have the sidewalks installed. Town Attorney, Jim Gascon, stated that he had seen the petition requesting that the sidewalk district be disbanded. The district was created in 2008. Chris Christensen and Jerry Wickett stated that this was discussed during the subdivision process and per the Town's comprehensive plan and the County's 2010 plan this allowed for pedestrian mobility. Mr. Christensen advised that as far as he was concerned it had to be installed. Kathy Carroll said that she felt if the property owner's did not want the sidewalks they shouldn't be forced to have them. We have not received a formal request from the Town Board but the opinion of the majority of the PB was to have the developer install the sidewalks.

#### **Ultimate Goal and Harkness/Shea/White Subdivision, Lee Mulroy Rd.**

Jerry Wickett advised that Chris White called and asked if they could have a six (6) month extension on both subdivisions before they have to file it with Onondaga County. He advised that Ultimate Goal is not ready to take ownership and he doesn't want to file the subdivision until that happens. The PB agreed to give them an additional six (6) months from this meeting. Town Attorney, Jim Gascon, advised that we still do not have a signed maintenance agreement for the road. That will need to be approved before we can sign off on the final subdivision maps.

**Marilyn Villa, 4474 Dublin Rd.**

Town Attorney, Jim Gascon, advised that he had spoken to the Villa's attorney regarding constructing a new house while living in the existing house. Their attorney suggested submitting a performance bond along with a signed contract stating that the existing house will be removed prior to a Certificate of Occupancy being issued on the new house. If the house is not demolished by a predetermined date the performance bond would cover the cost of removing the existing house. Mr. Gascon advised he will continue to work with their attorney and any contract would need to be approved by the Town Board.

The Chair, Jerry Wickett, thanked Jim Gascon and his associate for the SEQR program held during our October meeting.

The minutes of the November meeting will stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter  
Secretary