

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

December 2, 2013

Present: Chairperson Jerry Wickett, Chris Christensen,
David Peatfield, Robert Oliver, Bob Ciota, Kathy Carroll
Absent: Michelle Bingham
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 December 2, 2013.

Matt Kehoe, 2559 Falls Road (James Thorpe property) – vegetable/farm stand

Mr. Kehoe presented a notarized letter stating that he could represent James Thorpe when discussing this property. After doing research Chris Christensen advised that this lot has been legally subdivided. There may be issues with some of the other surrounding lots but not this property. Mr. Kehoe discussed the following:

- He would operate this market under Community Shared Agriculture (CSA). Jerry Wickett advised that this is a permitted use in a R1 zone.
- Only sell to people who are members of CSA – no intention to sell to the public
- The majority of the vegetables will be delivered and only members of the CSA would come onsite to pick up produce
- Discussion whether the driveway needs to be a commercial driveway – he has an approved driveway permit
- There is a pre-existing, non-conforming barn on site and barn is to be used for storage only
- He would farm the neighboring 42 acres to produce the crops and construct greenhouses on them. The greenhouses must meet setback
- Nothing but produce will be sold from this property
- Paving/drainage/drain pipe are as shown on the map
- Drainage tile will collect the water off from the roof
- Driveway/parking lot will be gravel only – not paved
- Seasonal business – will not be plowed
- Agricultural use –no principal structure required
- No lighting on site
- Anything new on site must meet setback regulations and be 100' from the street line and property line

The Board stated that no formal application to the Planning/Zoning Board is required. Mr. Kehoe will work with the Codes Officer to make sure he meets all requirements to the code.

Discussion

Sage Meadows, Sage Meadows Drive

Jim Gascon advised that the installation of sidewalks were discussed at the Town Board meeting but no decision was made. This will go before the Town Board again at the January meeting. The Planning Board advised that they would like to have a meeting with the Town Board to discuss this issue.

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

If there is no contact from Ultimate Goal or Harkness/Shea/White by January a letter will be sent, from the Town Attorney, reminding them that this project must be filed or become null and void.

Town Supervisor, Dan Ross, thanked the Planning Board for their service during the time he was a Town Board member and Town Supervisor. He realizes it's a difficult job and feels this Board has been a benefit to the Town when dealing with all the projects presented before them. Jerry Wickett thanked Mr. Ross for his service and support.

The minutes of the December meeting will stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter
Secretary