

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

March 3, 2014

Present: Temp Chairperson Bob Ciota , Michelle Bingham, Chris Christensen
Robert Oliver, Ron Schneider, Kathy Carroll (arrived at 8:00PM)
Absent: Jerry Wickett
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 March 3, 2014. A motion was made by Chris Christensen to appoint Bob Ciota as temporary chairperson for the March meeting. Bob Oliver seconded and the motion passed with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	

Bob Ciota welcomed Ron Schneider to the Board.

Nancy Seeley, New Seneca Turnpike and Highland Cemetery, New Seneca Turnpike -1 lot subdivision on each project

Nancy Seeley and Tom Lathrop presented the joint project to the Board. There was discussion relative to a discrepancy on acreage between the application and map for both projects. After due discussion the board agreed, by consensus, to add a plus or minus to the applications and accept as presented. Town Attorney, Jim Gaskin, stated that legislation allowing expansion of the cemetery has been passed by the Town Board.

The Board reviewed questions 1-20 on the short Environmental Form (Part 1) for Nancy Seeley and changed question 2 to yes as the project will need approval of OCPB - also a minor change in question 4. They then addressed Part 2 (questions 1-11). A motion was made by Chris Christensen for an unlisted negative declaration on the Seeley project and Ron Schneider seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	

Next the Board reviewed questions 1-20 on the short Environmental Form (Part 1) for Highland Cemetery and changed question 2 to yes as the project will be need approval of OCPB & filled in question 9 to No, Question 10 to yes. They then addressed Part 2 (questions 1-11).

A motion was made by Chris Christensen for an unlisted negative declaration on the Highland Cemetery project and Ron Schneider seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	

Both projects will be sent to Onondaga County Planning for review and to a public hearing at the April 7, 2014 meeting.

David Palmowski, 2588 and 2590 Pleasant Valley Road – 1 lot subdivision

David Palmowski presented his project to the Board; Chris Christensen shared pictures of the site as well as some history of the parcel(s) which are proposed to be merged. The Board reviewed questions 1-20 on the short Environmental Form (Part 1) for David Palmowski and changed question 2 to yes as the project will be need approval of OCPB. They then addressed Part 2 (questions 1-11).). A motion was made by Chris Christensen for an unlisted negative declaration on the project and Ron Schneider seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	

This project will be sent to Onondaga County Planning for review and to a public hearing at the April 7, 2014 meeting.

Discussion –

- The Town Attorney reported that he sent a letter to Ultimate Goal/Harkness/Shea/White on March 3, 2014 giving them 30 days to respond. There was a short discussion of the issues and consensus to have some action by the Board at the next meeting. The Board asked that the submitted driveway agreement be sent to the Town Attorney for his review.
- Codes Officer John Houser raised some issues on Sage Meadows subdivision regarding completion of the road, monuments, drainage catch basins as built drawings as well the sidewalk issue. He was advised that these were enforcement issues and TDK might be a starting point. The Town Attorney pointed out to the Board that they have no application before them regarding sidewalks. A point of the discussion also was that the applicant has a letter of credit on file with the Town to assure completion and compliance.

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- Regarding a potential application from the owner of property on the corner of Bishop Hill Rd and Lee Mulroy it was strongly felt that an application needs to be filed before any real discussion can be valid.

The minutes of the February meeting will stand as distributed.

The meeting was adjourned at 8:50 PM

Respectfully submitted,

Karen Cotter
Secretary

(Minutes for the March meeting were taken and submitted by Helen Stevens. Karen Cotter reviewed and formatted the above referenced minutes)