

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

May 5, 2014

Present: Chairperson Jerry Wickett, Bob Ciota, Chris Christensen,
Ron Schneider, Kathy Carroll
Absent: Robert Oliver, Michelle Bingham
Town Counsel: Rich Andino 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 May 5, 2014.

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

A public hearing was held to approve the modification of the original approved subdivision. This project was originally approved on April 7, 2014, but an existing driveway was inadvertently left off the approved subdivision map. The secretary, Karen Cotter, read the legal notice into the minutes. Chairperson, Jerry Wickett, advised that Mr. Palmowski had a prior commitment and could not attend the meeting. Mr. Wickett asked if anyone would like to speak in favor or opposition to the project and there were none. The Chair, Jerry Wickett, read the OCPB resolution #S-14-33, dated April 23, 2014, into the minutes. Chris Christensen advised that Mr. Palmowski was reminded that he will need to complete a site plan for any business to be operated on this site. Jerry Wickett made a motion to approve the new map as corrected due to an omission on the original map that was approved on April 7, 2014. The driveway already exists and was left off the map due to the snow conditions when the property was surveyed. All originally approved conditions apply to this approval. Chris Christensen seconded and the project was approved with the following vote:

Chris Christensen – aye

Bob Ciota– aye

Jerry Wickett – aye

Ron Schneider - aye

Kathy Carroll - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by David Palmowski, on a one (1) lot subdivision located at 2588 and 2590 Pleasant Valley Road in an Business Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon May 5, 2014, 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 "Palmowski Subdivision", such approval being based on a map CNY Land Surveying, dated May 5, 2014

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 April 23, 2014.
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.

Discussion –

Ultimate Goal/Dick Shea/Chris White, Lee Mulroy Road - subdivision

Final maps have still not been received. A letter was sent to all the applicants on March 3, 2014, from Jim Gascon, notifying them that we would void out the approved subdivision if final maps are not received by the April 7, 2014 meeting. Mr. Gascon will send out a final letter advising all applicants that if the maps are not signed and filed with Onondaga County the project will become null and void. This letter will be sent certified mail/return receipt requested.

Sage Meadows Road

Chris Christensen had some questions for the Codes Officer (who was not present) regarding road construction and cost for Sage Meadows. Mr. Christensen would like to know the feasibility of widening the road as it will need to be completely redone – the base and fabric are gone due to construction. There was also discussion among the Board on future pedestrian mobility. Mr. Christensen will follow up with Jason Katak at TDK.

Sunset Ridge

Chris Christensen advised that he has met with the new owner to discuss his future plans in developing a housing project and a PUD. Jim Gascon has advised that he will be representing the owner and therefore the Planning Board may need different representation during this project. Mr. Christensen thinks that the Town and Planning Board will need to learn more of how to move forward with a PUD.

The minutes of the April meeting will stand as corrected.

The meeting was adjourned at 8:50 PM

Respectfully submitted,

Karen Cotter
Secretary