

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

July 7, 2014

Present: Chairperson Jerry Wickett, Bob Ciota, Robert Oliver
Ron Schneider, Kathy Carroll
Absent: Chris Christensen, 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 July 7, 2014.

Sue and Kate Harrington, 2521 Cherry Valley Turnpike – site plan review

The Harrington's explained that they have an existing business, called the Rummage Barn which is a second hand store where they sell antiques, kitchen, lawn and garden items and art work. They would like to open a second location and will be in the front of the building where AEI is currently located. The following was discussed:

- They have spoken to NYSDOT and a contractor and their plan is to widen the driveway to 22' per the state regulations. The state is waiting on us for approval
- The additional parking is basically a mirror image of what is on the existing map and will give them an additional 8-10 parking spaces
- She would like to have a hot dog cart that will be located to the south of the building and has spoken to OCHD on regulations.
- All trash will be removed from the property each day so there is no need for dumpsters
- No exterior lighting other than what exists
- The sign changes will stay within the regulations
- The hot dog stand is not a roadside stand – it is a cart that will be used only during the hours that the Rummage Barn 2 is open. It is not a permanent structure
- If business hours are to be extended applicant must come before PB and modify application.

The Chair, Jerry Wickett, asked the PB to review the SEQR application – the answers are as follows:

Part 1 –

1. No
2. Yes – NYS Road Work Permit
3. 1.45 acres
4. Commercial
5. A. Yes B. Yes

6. Yes
7. Yes
8. No
9. A. No B. No C. No
10. No
11. Yes – already does
12. No
13. A. No B. No
14. A. NO B. No
15. Suburban
16. No
17. No
18. No
19. No
20. No
21. No

Part 2 –

1. No
2. No
3. No
4. No
5. No
6. No
7. No
8. No
9. No
10. No
11. No

Part 3 – Not applicable

Bob Ciota made a motion on SEQR for an unlisted negative declaration and Kathy Carroll seconded. The motion carried with the following vote:

Bob Ciota– aye
Ron Schneider - aye
Jerry Wickett – aye
Kathy Carroll - aye
Robert Oliver – aye

Bob Ciota made a motion to approve The Rummage Barn 2, including the co-location of the hot dog cart, as a retail business that will operate weekends and holidays with daylight business hours; no outdoor storage; and trash will be removed from the premises daily by the business

owner. Approval is contingent upon submittal of a completed site plan map to include the location of the hot dog cart, final driveway expansion, additional parking location and a rendition of the sign that will be located on the existing sign. The Chairperson, Jerry Wickett, must approve the final site plan map and sign design before the business can open. Bob Oliver seconded and the motion carried with the following vote:

Bob Ciota– aye
Ron Schneider - aye
Jerry Wickett – aye
Kathy Carroll - aye
Robert Oliver – aye

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for the Rummage Barn 2, on premises located at 2521 Cherry Valley Turnpike, Marcellus, New York in an L1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. The retail business and hot dog cart will be open weekends and holidays during daylight hours
2. Trash will be removed daily by business owner –no dumpster will be necessary
3. No outdoor storage
4. No additional outdoor lighting
5. A completed site plan map must be submitted and approved by the PB Chairperson. The location of the hot dog cart, final driveway expansion, additional parking location and a rendition of the sign must be included.

Discussion –

Ed Reifler was present to discuss the possibility of locating a new cell tower on the Spinks Memorial property located on Lee Mulroy Rd. He was advised that the town does not go looking for new towers – a company would come before the ZBA and request a new location. He was advised that all the requirements for a new tower can be found in our Zoning Ordinance.

-pg4-PB
July 7, 2014

The minutes of the June meeting will stand as corrected.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter
Secretary