

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

**August 4, 2014**

**Present:** Chairperson Jerry Wickett, Bob Ciota, Robert Oliver  
Ron Schneider, Kathy Carroll, Chris Christensen, Michelle Bingham  
**Town Counsel:** Terrance Walsh 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 August 4, 2014.

Jerry Wickett made a motion to change the date of the September meeting to Thursday, September 4, 2014, due to the Labor Day Holiday. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Jerry Wickett – aye	Robert Oliver – aye
Kathy Carroll - aye	

**Becky Black, 2459 Lawrence Road – subdivision**

Ms. Black submitted a proposed subdivision map that was presented to the PB in 2002. She advised that they would like to create a new lot to construct a house and clean up the subdivision issues that are connected to this property. The following would be part of the subdivision:

- Lot four ( 4) - currently has two (2) separate deeds these would need to be subdivided together to create one (1) lot and new deeds submitted to our office
- Lot two (2) – currently has two (2) separate deeds these would need to be subdivided together to create one (1) lot and new deeds submitted to our office
- Lot three (3) – will not be created by subdivision and a new deed, returning it to the original lot needs to be submitted to our office
- The proposed lot that Ms. Black would create needs to have a minimum amount of road frontage and will be subdivided from original parcel with new deeds submitted to our office
- An inset (on the subdivision map) that indicates the lots the Blacks own on Rt. 174 is allowable

Additional discussion -

- The driveways on lot two (2), lot four (4) and the main parcel already exist and were approved by Jim Stelter, OCDOT, in 2002.
- Ms. Black has a letter dated in 2009, from Brandt Smith, OCDOT, stating there is site distance for another lot.
- Advised there is a five (5) year moratorium for future subdivision once this project is completed

The applicant is aware of what needs to be done and she will contact her surveyor to move forward with the project.

**Discussion –**

Chris Christensen advised that he has been speaking with DJ VanKuren and he seems to be moving forward with his plans to construct new housing at Sunset Ridge on West Seneca Turnpike. Mr. Van Kuren has spoken to two (2) home owners in Aquinnah Heights about possibly purchasing their homes, removing the homes and using the properties as ingress/egress to his project. There was a meeting with Mr. VanKuren, Chris Christensen, Jerry Wickett, and Mary Jo Paul to discuss some of his plans. He is moving forward with the PUD and both the Town Board and Planning Board need to have further information on how to proceed.

The minutes of the July meeting will stand as distributed.

The meeting was adjourned at 8:45 PM

Respectfully submitted,

Karen Cotter  
Secretary