

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

March 2, 2015

Present: Chairperson Jerry Wickett, Michelle Bingham, Robert Oliver
Ron Schneider, Chris Christensen, Kathy Carroll
Absent: Bob Ciota
Town Counsel: James Gascon of Costello, Cooney, Fearon
Town Engineer: Jason Kantak of TDK Engineering
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 2, 2015.

Chocolate Pizza, Ryan Novak, Lee Mulroy Rd – site plan discussion

Ryan Novak, Chris Novak, Jim Tracy (Engineer), and Wyatt Nelson (Architect) were present to discuss the new location for Chocolate Pizza. It will be moving from their current location to the recently subdivided property between Ultimate Goal and NAPA. The following points were discussed in reference to the submitted plan:

- Mr. Nelson has been in contact with TDK regarding drainage and what information needs to be submitted.
- Two (2) entrances – main entry and side entrance for truck access
- They aligned the driveway with the road entrance as requested
- The wetlands are approximately 300’ – 400’ away
- The development sits on what was a field that Ultimate Goal used to play soccer. The property drains northeast to southwest
- Proposal will take all water to northwest – they were unsure if the project would require construction for water retention.
- The building will be 8000 square feet and there will be trees screening the front entry(see picture that was submitted for color and fasad)
- There is room for expansion if necessary within the next 5-10 years
- Lighting discussion –

1. Lights indicated on poles – height of poles need to be indicated on plan
 2. There will be minor task lighting near the main doors
 3. Lighting near the truck areas - down lighting was discussed for all areas
- They do not have sign information at this time
 - Septic system is already designed and sent to OCHD for approval
 - They will be using a well and not public water
 - Parking lot will be crushed stone
 - A storm water management plan needs to be submitted to the PB and a copy to TDK.
 - There was additional discussion regarding drainage and the storm water report
 - The property owners understand that they are responsible for maintenance of the road along with the other businesses using the road. There should be a road maintenance agreement submitted to the PB and signed by all parties involved.
 - Utilities – they are showing above ground we - would like underground utilities as all the other businesses in that area have been required to do.
 - Transformers will be located in the utility room.
 - Truck access – black top a certain distance so as to not bring stones and dirt onto the main road. (We need to look and see what the distance has been in the past)
 - A maintenance agreement needs to be part of the approval and must be submitted to Jim Gascon for review and then approved by the PB. NAPA and Ultimate Goal also had to have a similar contract.
 - Discussion regarding turn radius proposed. PB and TDK not sure there is enough turn radius for the trucks. This needs to be investigated further

The Chair, Jerry Wickett asked the Board to review SEQR.

Part 1

1. No
2. Yes - OCHD and OCPB
3. a. 6.57 acres/b. less than 2/c. 6.57 acres
4. Commercial
5. a. Yes b. Yes
6. Yes
7. Yes

8. a. No/b. yes – Centro/c. No
9. Yes
10. Yes
11. No
12. a. No/b. No
13. a. yes/b. no
14. agricultural
15. No
16. No
17. Yes -a/b NO
18. No
19. No
20. 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

Chris Christensen made a motion for a negative unlisted declaration and Kathy Carroll seconded. Motion carried with the following vote:

Chris Christensen – aye
Jerry Wickett – aye
Kathy Carroll – aye

Michelle Bingham – aye
Robert Oliver – aye
Ron Schneider – aye

If TDK signs off on the drainage report and SWWPTS prior to the OCPB submission date we will submit the application to County Planning. Mr. Nelson will submit studies directly to TDK with additional copies submitted to our office for Planning Board members and an office copy.

The minutes of the February meeting will stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary