

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

April 6, 2015

Present: Chairperson Jerry Wickett, Michelle Bingham, Robert Oliver
Ron Schneider, Chris Christensen, Kathy Carroll, Bob Ciota
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 April 6, 2015.

Half Dome Properties, 3722 Bishop Hill Rd. – site plan review

Larry Tyson the property owner and his engineer Christian Burnell were present. They would like to place 30 model sheds for display on the property. Customers would go onsite, choose the shed they would like to purchase and complete the paperwork. The following was discussed:

- The purchased sheds would be delivered from another location
- The access would be from Bishop Hill Rd.
- They will have one (1) sign and it will meet the zoning requirements
- Backyard Outfitter is the name of the distributor
- Hours are Sunday – Saturday from 8:00 AM to 5:00 PM
- No site improvements will be required and the grass area will be mowed
- The office to process paperwork will be from a shed or they may remodel the existing house to use as an office. The rear of the house will be removed and they are aware that the existing house cannot be used as living space due to the zoning
- There is power/heat in the house
- There will be no other banners/sandwich boards/ signs other than the one (1) sign discussed
- The business will be operated from May through October
- The sheds will remain onsite year round

- The driveway for the existing house will be closed off and cannot be used to access the business. The other driveway location that was approved by the County through subdivision is what will be used for access.
- The barn is still going to be used for agricultural activity only and no business shall be operated from it
- Chris Christensen suggested a portion of the access driveway be paved so that gravel/stone doesn't go out onto the highway
- If they go out of business the sheds would be removed by the company
- There would be the initial delivery and then replacement if the shed gets old or shows wear.
- No Lighting on site
- They project to sell approximated 150 sheds
- The largest shed on site would be 12' X 16' and they are placed off the ground and sit on skids.

The Chair, Jerry Wickett, asked the PB to review SEQR – Part 1

1. No
2. Yes
3. A. 68 +/- B. 0 C. 68 acres
4. Rural, Agricultural, Industrial, Commercial
5. A. Yes B. Yes
6. Yes
7. No
8. A. No B. No C. No
9. Yes
- 10.No
- 11.No
12. A. No B. Yes
13. A. Yes B. No
- 14.Agricultural/Suburban
- 15.No
- 16.Yes
- 17.No A. No B No
- 18.No
- 19.No
- 20.No

Part 2

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

Michelle Bingham made a motion for an unlisted, negative declaration and Chris Christensen seconded. The motion carried with the following vote:

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

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

This project will be sent to a public hearing and to Onondaga County Planning for review.

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

Jason Kantak, TDK Engineering, advised that he has not received completed drainage documentation but he had no issue if the PB decided to send this project to County Planning. The storm water computations are incorrect and Chris Christensen stated that he believes there are omissions as well. This project will be sent to OCPB for review and for a public hearing in May

Discussion –

- Jim Gascon, Town Attorney, will send one more letter to Ultimate Goal advising they must complete the site plan as agreed upon.

-pg4-PB
April 6, 2014

- Chris Christensen advised that he had spoken to Andrew Aupperly and Jerry Harkness. Mr. Aupperly is interested in purchasing some of the Harkness property and locate his business there.

The minutes of the March meeting will stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary