

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

May 4, 2015

Present: Chairperson Jerry Wickett, Michelle Bingham
Ron Schneider, Chris Christensen, Kathy Carroll, Bob Ciota
Absent: Robert Oliver
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 May 4, 2015.

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

A public hearing was held for site plan review on Chocolate Pizza. The secretary, Karen Cotter, read the legal notice into the minutes. Ryan Novak, Chris Novak, Wyatt Nelson, Architect, were present. Ryan Novak explained they are moving their business and will be constructing an 8000 square foot building to house their retail and warehouse space. New drawings and drainage calculations were submitted that afternoon and there were some minor changes. The PB has no issues with the building or what was submitted for the business. There was still discussion regarding the drainage issues and the access for truck deliveries. Other items discussed are as follows:

- They will install a stop sign at exit of parking lot
- The grease trap has been indicated
- Followed recommendations from TDK regarding moving topsoil
- Well location is okay – they are 100' from leach field and 50' from septic tank
- The turn radius for the tractor trailer's shows a 35' radius coming off of Lee Mulroy – they may have to maneuver the turn

Jason Kantak stated that the truck entrance from the interior road to their property needs to be addressed. The turn radius they have presented is not large enough to

allow trucks to enter the property without going onto the grass. Both Mr. Katak and the Codes Officer find that to be unacceptable.

- Along South side up to driveway is ditch and water along both sides belong to NAPA – nothing comes onto new lot
- Pipe planned for alongside of road for water west of the driveway so there will be no sheet flow. This ends before proposed driveway and is not adding to Ultimate Goal or NAPA.
- They will mow along that area
- They are not taking out the existing stone ditch and it must be maintained per the maintenance agreement
- Prefab inlet protection is mislabeled – should be 739 – then 2' off bottom dropping into 8' pipe.
- No perimeter drains off of building
- They have indicated underground utilities
- Easement agreement needs to be part of the closing and a copy submitted to office
- Street lights will be on 20' pole lights - light cannot come offsite. There will be down lights located at the building access points.

Jason Katak stated that when all of the report is completed we need to have a final storm water prevention report – that has not been received. The Chair, Jerry Wickett asked if anyone would like to speak in favor or in opposition to the project and there were none. He read OCPB resolution # Z-5-107, dated April 15, 2015 into the minutes and addressed the modifications.

1. The applicant has not spoken to DOT
2. Mr. R. Novak has contacted Dan Abbott, OCDOT, and they will get approval in writing.

Chris Christensen stated that the note listed on the map needs to be removed as nothing is being done. The outstanding issues on this project are as follows:

1. They must change the turn radius on the road to make it sufficient for trucks to turn onto property
2. TDK still has to review the calculations to make sure they will work
3. Outlet/invert on pg L2.1 will be at 739
4. Storm water plan has not been reviewed and was received at 7:00 PM tonight
5. Copy of Maintenance Agreement from closing must be submitted to our office and Jim Gascon for approval.

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After discussion among the PB members a special meeting will be held on May 14, 2015. If all of the items discussed are completed a motion/decision can be made at that meeting. Jerry Wickett made a motion to advertise a special meeting and Kathy Carroll seconded. The motion carried with the following vote:

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

Michelle Bingham – aye
Ron Schneider - aye
Kathy Carroll - aye

Mr. Ryan was advised that additional funds need to be placed in escrow account to cover the engineering fees. He will deliver a check to our office next week.

Bob Tangretti, 4750-4752 Howlett Hill Road – subdivision

Mr. Tangretti explained that he owned two (2) lots and he would like to combine the properties. The Board didn't see any issues with what he proposed and he will move forward with the subdivision.

Joe and Jeannie Welch, 2769 Slate Hill Rd.

They are requesting the five (5) year moratorium for subdivision be waived on their property. Mr. Gascon advised they need to formalize their request under section 701 – the hardship clause.

The minutes of the March meeting will stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary