

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

July 6, 2015

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

David and Lisa Kronen, 2593 and 2589 Route 174 - Subdivision

A public hearing was held for a one (1) lot subdivision for David Kronen. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified mailing receipts were on file. Mr. Kronen explained that he owns both properties and would like to move the property line between the two (2) lots 12' so the existing driveway will be on the lot. Lot 2589 has several easements. Each parcel has its own septic system. A brother who owns an adjoining lot uses the easement as well. Chris Christensen stated that the garage on the neighbor's property appears to have been constructed without a principal building and wanted that noted in the record. Mr. Kronen advised that he never purchased the OCWA property in front of his land. The Chair, Jerry Wickett, read the OCPB resolution #S-15-44, dated June 17, 2015 and a letter from OCWA dated June 22, 2015 into the minutes. The Chair, Jerry Wickett, then asked if anyone would like to speak in favor or opposition on the project and there were none. Mr. Kronen submitted the following letters from the neighbors stating they had no issue with the subdivision; Charles Kronen, David Smith, William Kronen, John and Anita Williams, William Wach, Carl Shete, and Scott Darminio. Scott Hall came into the office to review the subdivision map and advised he had no issues with the project. Chris Christensen made a motion to close the public testimony and public hearing and Kathy Carroll seconded.

The motion carried with the following vote:

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

Chris Christensen made a motion to approve the project as presented as the same person owns both properties where the line adjustment is being made; correspondence from neighbors in favor of the project were submitted and contingent upon filing the corrective maps (from 16' to 12 ') and filing and submitting to our office, corrective deeds. Bob Ciota seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by David Kronen, on a one (1) lot subdivision located at 2852 and 2589 Otisco Valley Road in an R2 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon July 6, 2015, commencing at 7:00PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision know as "Kronen Subdivision", such approval being based on a map made by Jeffrey J. Schultz, Land Surveying, dated July 20, 2015.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988 including, but not limited to:

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:

That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five year storm with an overflow facility to handle a one hundred year storm with no erosion.

2. Successful drainage plan approved by the Onondaga County Health Department.
3. Conditions set forth in the OCPB resolution dated June 17, 2015.
4. Further subdivisions are prohibited and should be noted on the linen map. Submission of the final linen (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 303 A.
5. Timely filing of the approved map as outlined in Section 304, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval. Submission of corrected deeds are required as well.
6. No building permits are to be issued until all contingencies are met.

Peter Black/Charles Black/James Larose Jr – Lawrence Road – subdivision

Becky Black was present to discuss legitimatizing lots created without benefit of subdivision as well as creating a new lot that she could construct a new house on. The following was discussed:

- Lot 5 and Lot 6 are not going to be new lots and are part of the same deed as lot 1. The map will be changed to indicate lots 5/6 are now all lot 1
- Lot 2 and lot 4 are being made into larger lots
- There is a 5 year moratorium on future subdivision

- A letter was presented from OCDOT indicating all new access points will need to come off of the 60' future road row as does any new expansion.

The Chair, Jerry Wickett, asked the PB to review the SEQR applications on the 3 subdivisions. Michelle Bingham made a motion for an unlisted negative declaration on the Peter Black subdivision. Chris Christensen seconded and 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

Michelle Bingham made a motion for an unlisted negative declaration on the Charles Black subdivision. Bob Ciota seconded and 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

Michelle Bingham made a motion for an unlisted negative declaration on the James Larose subdivision. Kathy Carroll seconded and 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

All three projects will be sent to OCPB and to a public hearing in August.

Pat and Mary Ellen Koloski. 2756 West Seneca Turnpike – site plan discussion

Discussion was held regarding the addition of Mary Carlic and her business that is now located on this property. In a R1 zone our regulations do not allow two separate businesses with separate owners on the property. Mr. Koloski explained that over the years his business has changed. Chris Christensen went through the history of the property. The last time the applicant came before the PB he requested a site plan modification that indicated there would only be 2 parking spaces in the front for employees and he was modifying some of the buildings. There is no dispute with the nursery and the items sold are either grown on site or ancillary to the business. It was always the intent of the Board that this be owner-occupied. The issue is granting the use of another business on the property that is not the owner of the property and is outside the nursery/agricultural interest. Jim Gascon would like to review the files and history of this project and Mr. Koloski was invited back to the August meeting for further discussion.

Discussion –

Ultimate Goal – Lee Mulroy Rd.

- Jerry Wickett and John Houser had a meeting last week with the owners of the property. Jason Kantak reviewed and sent information their Architect, Scott Freeman, and advised that they have to keep the road as it was discussed and approved on their site plan.
- They were advised to submit the requested modifications and come before the PB at the August meeting.
- They should be cited by the Codes Officer if they use the field

September Meeting

There was discussion regarding the September PB/ZBA meeting. It will be changed to Thursday, September 3, 2015.

The minutes of the June meeting will stand as distributed.

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The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary