

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

October 5, 2015

Present: Chairperson Jerry Wickett, Robert Oliver
Ron Schneider, Chris Christensen, Bob Ciota, Kathy Carroll
Absent: Michelle Bingham
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 October 5, 2015.

Helen Jean Schneider, 2054 Old Seneca Turnpike – 1 lot subdivision

A public hearing was held for a one lot subdivision to move the lot line 12' to the west of the property. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the mailing receipts are on file. Ron Schneider stated that Mrs. Schneider owns both the properties and they would like to move the lot line 12' to allow an existing gas line and drainage pipe on the correct property. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project. DJ Van Kueren, 2368 East Rocky Top, Aurora, CO advised that he was in favor of the project, there was no opposition. The OCPB resolution S-15-7, dated September 30, 2015 into the minutes. There was a comment from the County stating this should be sent to Agricultural review board but that does not exist. The applicant requested this project be held over to the November meeting as he would like to get driveway approval for the vacant lot. Bob Ciota made a motion to close the public testimony and public hearing and Chris Christensen seconded. 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	

Per the applicants request, this project will be held over to the November meeting.

Pat and Mary Ellen Koloski. 2756 West Seneca Turnpike – violation appeal

This project is adjourned to the November meeting as Council is still in the process of working on a resolution. Karen Cotter spoke to Mr. Koloski and he agreed to come to the December meeting.

Ultimate Goal, Lee Mulroy Road – site plan

Scott Freeman and Joe Patrick were both present to discuss the open issues of Ultimate Goal. TDK Engineering provided a written review dated October 2, 2015 and Scott Freeman replied with a letter dated October 5, 2015. Mr. Freeman stated that they have met with John House on site and they worked out the details for the gravel access and grading. The following was discussed:

- The Bridge will be removed
- A letter was provided by the Fire Dept/MAVES stating the turning radiance is acceptable for emergency vehicles
- Signage – part of the DOT review – there will be a single exit/not a double exit
- They have leveled the slope area for pedestrian access. They can now walk around the area and the grades are acceptable per TDK
- Constructed access drive – what was originally proposed and approved will be constructed
- Ultimate Goal is working on getting bids to complete the construction. Bob Ciota stated that they need to keep in touch with Jason Kantak and John Houser and advise when this will be completed – and Mr. Freeman agreed.

Bob Ciota made a motion to approve the modified site plan with the changes as presented at this meeting and based on TDK's review of 10/02/15 and the response dated 10/5/15 from Keplinger, Freeman Associated. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye

Bob Ciota – aye

Jerry Wickett – aye

Kathy Carroll - aye

Michelle Bingham – aye

Ron Schneider - aye

Robert Oliver – aye

City View Construction, 2602 Pleasant Valley Road

A map was submitted per the request of the PB and approved.

The minutes of the September meeting will stand as distributed.

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary