

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

November 2, 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 November 2, 2015.

Jerry Wickett made a motion to change the December Planning Board meeting to Wednesday, December 2, 2015. Chris Christensen 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

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

There was a continuation of the public hearing for a one lot subdivision to move the lot line 12' to the west of the property. Ronald Schneider (son of the applicant and legal power of attorney) submitted a letter from the OCDOT, dated October 21, 2015 that approved a driveway location on the empty lot. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there was none. Chris Christensen made a motion to close the public testimony and public hearing and Michelle Bingham seconded. The motion carried with the following vote:

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

Chris Christensen made a motion to approve the project as presented as a public hearing was held and there was one person in favor of the project, the driveway was sighted and approved OCDOT and the lot line change places all the utilities on the appropriate lot. Bob Ciota seconded and the motion carried with the following vote:

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

Michelle Bingham – aye
Kathy Carroll - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Helen Jean Schneider on a one (1) lot subdivision located at 2054 Old Seneca Turnpike in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon October 5, 2015 and November 2, 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 “ Helen Jean Schneider Subdivision” ", such approval being based on a map made by David W. Bush, dated June 3, 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 September 30, 2015.
4. Further subdivisions are prohibited and should be noted on the linen map.
5. 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.
6. 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.
8. No building permits are to be issued until all contingencies are met.

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

This project is adjourned to the December meeting as Karen Cotter spoke to Mr. Koloski and he was ill and not able to attend the November meeting. He has agreed to come to the December meeting.

Half Dome Properties – Larry Tyson, 2756 West Seneca Turnpike – site plan modification

Mr. Tyson advised the PB that he would like to make additional changes to his property. The sales of the sheds went very well this summer and he would like to move forward and sell items in a tack shop. The following was discussed and presented as a long term plan:

- They would like to operate a tack shop in the existing barn to sell all types of horse equipment

- He has started to do some landscaping around the barn area – he will be using part of the barn for cold storage and repairs of horse trailers ect.
- The upper part of the barn would be used for lectors and retail space – there will be no heat (they will provide architectural plans when they are ready to move forward with the project)
- No livestock at this location
- They would like to sell seasonal items such as Christmas trees and fruits and vegetables
- Everything that was discussed is allowable in this zone

Mr. Tyson will provide a detailed site plan that will include but not be limited to the following:

- Bathrooms on site for employees and customers
- Dealing with ingress/egress and how to deal with the people coming onto the site
- Utilities into the building
- Parking/signage/layout of handicapped spaces
- Deliveries
- Everything/everyone must access off of Bishop Hill Road – nothing from Lee Mulroy
- Engineer for drainage
- Lighting
- Signs
- No auto repairs/oil changes/storage – everything will be for the horses/cattle
- House will be demolished shortly
- He will provided a detailed concept and will follow all requirements of the site plan process

It was the consensus of the PB that he doesn't need a formal site plan to sell Christmas trees and his fruits and vegetables as these are seasonal items and we have allowed these sales on other properties.

Marcellus Golf Course – West Seneca Turnpike – Site plan modification/area variance and special permit

A public hearing was held for the modification of an existing special permit. and the secretary, Karen Cotter, read the legal notice into the minutes. There was no

one was present from the Golf Course to represent the project. A site plan modification had originally been submitted along with a special permit and area variance application in respect to them placing an additional new sign on the property that did not meet our regulations. The special permit and variance were denied at an earlier meeting. There is a request to modify the hours of operation and additional use of the golf course and club house. Addition information that was requested to be submitted was not received and questions from Board members were not answered by the applicant at the previous meeting. Bob Ciota stated that there has been written communication to a Board Member and our Attorney, stating that the intent was to not cooperate and the applicant left a previous meeting without answering questions and was not cooperative. Mr. Ciota stated that the Board worked as much as possible with the applicant, within our regulations, and nothing was settled. Chris Christensen and Jerry Wickett stated that without representation there is nothing that can get done and no questions can be answered. This Board already showed a willingness to work with the applicant in reference to subdivision issues and to allow them to move forward to request additional changes. Jerry Wickett made a motion to deny all applications submitted to both the Planning Board and Zoning Board from the Marcellus Golf Course as a public hearing was held but the application was deemed incomplete as the applicant (or a representative) was not present to provide answers to questions from either the public or PB/ZBA; the applicant informed a Planning Board member that he has no intent to attend a public hearing and was going to abandon the property. Therefore, The Planning and Zoning Board denied the application without prejudice and **with* leave to renew. Michelle Bingham seconded and the motion carried with the following vote:

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

Michelle Bingham – aye
Kathy Carroll - aye

The minutes of the October meeting will stand as corrected.

The meeting was adjourned at 9:00PM

Respectfully submitted,
Karen Cotter ,Secretary
**corrected at December meeting*