

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

January 4, 2016

Present: Chairperson Jerry Wickett, Michelle Bingham,
Ron Schneider, Chris Christensen, Bob Ciota, Robert Oliver
Absent: Kathy Carroll
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 January 4, 2016.

Kara and Bob Tucker, 2782 Otisco Valley Rd. – subdivision discussion

Bob Tucker advised that they would like to create one (1) new building lot approximately five (5) acres, from their existing 78 acres. The issue with the property is they only have 88' of road frontage. The existing 78 acres is grandfathered but if a new lot is created, legally, both lots would require 150' of road frontage. There was a great deal of discussion between PB members to see if there was a way for them to move forward but as the property exists now, it can't be done.

Chocolate Pizza Company, Lee Mulroy Rd. – site plan/sign

Chris Novak and Dave Mosher, architect, were present to discuss a multiple business sign for that location. The sign will meet all the setback requirements and all of the businesses, located on the site, will be on the sign. It will match the entrance of Chocolate Pizza and have recessed down lighting. There was discussion if all of the other smaller signs will be removed as this is the goal of the PB. The PB members were all in agreement that the sign design and description was in accordance with our regulations and was our goal for those businesses. Jim Gascon stated that this needs to be treated similar to the driveway agreement and a common agreement, signed by all parties, needs to be submitted to the PB and the Town Attorney for approval. Bob Ciota suggested that the contract also state a date when all of the other signs will go away. Chris Novak stated that he will get

the contract drawn up and signed as requested and will present it and the sign design to the PB.

Dale Vidler, 2849 Pleasant Valley Road – 1 lot subdivision

As requested at the December, 2015 PB meeting, Mr. Vidler submitted new subdivision maps, indicating the property that he owns across the road. All of the property is on the same deed. These maps will be sent to OCPB for review and to a public hearing.

John Powers, 4939 Lawless Road – charter school discussion

Mr. Power's left a message in the Planning Boards' office that he would like to be removed from the January agenda.

The minutes of the December meeting will stand as presented

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary