

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

February 1, 2016

Present: Chairperson Jerry Wickett, Michelle Bingham,
Ron Schneider, Chris Christensen, Kathy Carroll, Robert Oliver
Absent: Bob Ciota
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 February 1, 2016.

Dale Vidler, 2849 Pleasant Valley Road – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision for Dale Vidler. The secretary, Karen Cotter, read the legal notice into the minutes and advised the mailing receipts are on file. Mr. Vidler submitted the changes on his map that the PB requested. Chris Christensen is concerned about the seven feet (7') that is shown on the map as a County right of way. This would enlarge his current, pre-existing, non-conforming lot. Mr. Christensen would like to meet with someone from the DOT to discuss why this is happening. Chris Christensen made a motion to close the public testimony of the hearing and Michelle Bingham seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Ron Schneider – aye	Robert Oliver – aye
Jerry Wickett – aye	Kathy Carroll - aye

We are waiting for the response from the OCPB before the PB can make a motion on the project.

Half Dome Properties, 3722 Bishop Hill Rd – site plan review

Larry Tyson presented a site plan modification advising that he would like add an addition to the existing barn to allow retail sales of horse equipment. The following was discussed:

1. Drainage –
 - Drainage needs to be indicated on the map
 - There are no change of contours
 - The flow of water stays on the property
 - Does the discharge flow into the ditch?
 - Send to TDK to review the drainage
2. Power will be hooked up on the pole by the road and will have underground utilities
3. The sheds and play set will be located in the rear of the property
4. Will there be a dumpster
5. The sign will not be lit
6. The existing house will be removed
7. Handicapped parking spaces need to be designated and shown on the map
8. Blacktop needs to be place at the entrance to prevent dirt/stone to go into the road

The Chair, Jerry Wickett, asked the PB to review SEQR.

Part 1 -

1. No
2. Yes – Town of Marcellus Site Plan Approval
3. A. 68 acres B. .84 acres C. 68 acres
4. Rural/Agriculture/Industrial/Commercial/Residential
5. A. Yes B. Yes
6. Yes
7. No
8. A. No B. Yes C. No
9. Yes
10. Yes
- 11.No – Septic System
- 12.A. No B. Yes

- 13.A. Yes B.No
- 14.Agricultural/Suburban
- 15.No
- 16.Yes
- 17.Yes A. No B. No
- 18.No
- 19.No
- 20.No

Part 2 –

- 1. No
- 2. Yes
- 3. No
- 4. No
- 5. No
- 6. No
- 7. No
- 8. No
- 9. No
- 10.No
- 11.No

Michelle Bingham made a motion for an unlisted, negative declaration and Jerry Wickett seconded. The motion carried with the following vote:

Chris Christensen – aye
Kathy Carroll - ay
Jerry Wickett – aye

Michelle Bingham – aye
Ron Schneider - aye
Robert Oliver – aye

Mr. Tyson will submit a new map with the requested changes and the project will be sent to OCPB and a public hearing in March.

Andrew Aupperle, Lawrence/Bishop Hill Rd. – Site Plan discussion

Mr. Aupperle advised that he is in the process of purchasing the Jerry Harness' property – both the house and the barns. He would like to move his business to the property and would construct a storage facility and office building. A portion of the building may be leased out to a future business. He has not decided on that at this time.

The following was discussed:

- The parking lot will be up front and there will be a gated area to the storage building
- Drainage was discussed
- His surveyor just completed a topographical map of the area
- He will maintain the barns and lease the land out to farmers (Currently there is a farmer leasing the property)
- Screening
- No outdoor storage
- The building will be a single story Morton style building
- He will pave enough of the driveway (60') so that mud/dirt will not go out onto the road
- Underground utilities
- Lighting will just be wall packs on the wall of the building
- Dumpsters/trash
- Sign information will be submitted

The Chair, Jerry Wickett, asked the Board if they had any issues with the project and there were none.

Peter Black, 2459 Lawrence Rd – subdivision

A letter was submitted, by Peter Black, requesting the Planning Board to remove the newly created lot three (3). The LaRose/Charles Black portion of the subdivision will remain as approved. Mr. Black understands there is a five (5) year moratorium on future subdivision. Jerry Wickett made a motion to approve removal of lot three (3) and Michelle Bingham seconded. The motion carried with the following vote:

Chris Christensen – aye
Kathy Carroll - ay
Jerry Wickett – aye

Michelle Bingham – aye
Ron Schneider - aye
Robert Oliver – aye

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

No new information has been submitted to the Planning Board

Discussion:

John Powers, Glover Rd – charter school

Town Attorney, Jim Gascon, advised that Mr. Powers is moving forward with his idea of a charter school. He has investigated and stated that the PB, most likely, will not have much authority over the project. He also advised the PB that we should not act as consultants and an application should be submitted before we have any meetings.

The minutes of the January meeting will stand as presented

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary