

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

March 7, 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
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 continuation of the public hearing was held for a one (1) lot subdivision for Dale Vidler. The Chair, Jerry Wickett, read the OCPB resolution #S-16-2, dated February 3, 2016, into the minutes. The following modifications from the resolution were discussed:

1. OCDOT has already been to the site
2. There was a conversation regarding the flood plains. Town Attorney, James Gascon, stated that the wetlands are not located on the lots that the applicant would like to create and there is no potential for building on the property across the road. He stated that he didn't feel it was necessary to show the wetlands on the map

The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. Chris Christensen was concerned with the additional seven feet (7') that is shown on Mr. Vidler's map indicated as part of the County's easement. Mr. Vidler stated that he appreciated the Boards' concern but he wants to leave it as is. Jerry Wickett made a motion to close the public hearing and Chris Christensen 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

Chris Christensen made a motion to approve the subdivision as presented as a public hearing was held and there was no opposition; the presented survey is accurate and there are no wetlands on the newly created lot –they are on the south side of the property that can't be built upon and has no effect on the lots being created. Jerry Wickett seconded and 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Dale Vidler, on a one (21) lot subdivision located at 2849 Pleasant Valley Road in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon April 6, 2009, 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 "Vidler Subdivision", such approval being based on a map made by Stephen Sehnert, Applied Earth Technologies, dated November 17, 2015 and revised on December 16, 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. Monuments are in place, indicated on the map and inspected and approved by CEO.
3. Successful drainage plan approved by the Onondaga County Health Department.
4. Conditions set forth in the OCPB resolution dated February 3, 2016
5. Further subdivisions are prohibited and should be noted on the linen map.
6. 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
7. 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.

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

A public hearing was held and the secretary, Karen Cotter, read the legal notice into the minutes. Larry Tyson presented a new site plan map with the corrections that were requested last month. The Chair, Jerry Wickett, read the OCPB resolution #Z-16-50, dated February 24, 2016 into the minutes. Per the modification from OCBP, Mr. Tyson advised that boulders located in the County ROW will be removed.

The following comments were also discussed:

1. They will not place a sign in the County ROW and it will not obstruct site distance
2. They will get a permit for OCDOT if they do any work in the ROW. The gates will be 37' from the ROW and will meet the requirements
3. No issue with the paving over the gas easement
4. The PB recognizes that this is a rural and residential area but what the applicant is requesting is located in our Light Industrial zone and an allowable use.

TDK submitted a review, dated March 7, 2016. The following was discussed:

L.1- Site Plan

- Sign – they will meet all Town requirements
- Lighting – trying to keep to a minimum and they understand nothing can go offsite. We want to protect the skyline

L.2-Grading Plan

- Sheet flow – impervious – per conversation with Jason Kantak from TDK Engineering there is no issue
- Building elevation – how does it relate to the existing barn? This will need to be submitted to the codes officer when they are getting their building permit. The floor elevation is to remain the same
- They are disturbing less than 2% - full SWPP probably not going to be required

Applicant agrees to submit required information per the letter from TDK. If SWPP is required the applicant agrees to work with the Town Codes Officer, Town Engineer and Town Attorney. Chris Christensen made a motion to close the public hearing 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

Chris Christensen made a motion to approve the site plan modification as presented as a public hearing was held and there was no opposition; the applicant will address the OCPB resolution; the applicant agrees to items required by TDK Engineering – per their March 7, 2016 review. If SWPP is required the applicant agrees to work with the CEO, Town Attorney and Town Engineer; additional development may require additional study and the project may need to come before the PB. Michelle Bingham seconded and 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

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for the modification of Half Dome Properties and Larry Tyson, on premises located at 3722 Bishop Hill Road, Marcellus, New York in an L1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Applicant must contact Codes Officer for building permit
2. Additional development may require additional study and project may need to come before the PB
3. If SWPP is required the applicant agrees to work with the CEO, Town Attorney and Town Engineer

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

Mr. Aupperle submitted a proposed master plan with multiple phases.

- Phase 1 – 2016 - construct lower building for storage with a small office to run his business operations
- Phase 2 – within the next 1-3 years –construct a 2nd building with end doors similar to the original storage building
- Phase 3 – within 5 years – larger office space and possible additional storage or retail space
- SWPP will need to be completed and a schedule submitted

Following was discussed:

1. The original storage building will store construction materials, fabric, stone, pipe ect.
2. The drawings show 7 overhead doors – will have at least 4 doors facing out and will be approximately 14' X 12'
3. There will be a paved entrance
4. Discussed screening and 8' fence in the front. The fence would require an area variance
5. Office building will have basement with a perimeter drain. Detention pond will be located in the low spot
6. Lighting – two (2) new lights in entrance and possible down lighting in future parking lot
7. They will set pole and then underground utilities
8. They will submit a lighting and grading plan
9. They will need health dept approval
10. Sign – permit will be required include with application the size and location and a conceptual drawing
11. Additional discussion was held regarding drainage and SWFF. They will submit information to TDK Engineering for review and approval
12. Chris Christensen is concerned with the point outflow

This project will be sent to a public hearing and to OCPB for review.

Nightingale Mills, 4110 South Street Road – site plan

Guy Donahoe, Architect, was present to represent the project for Mark Nightingale. They will remove an existing building that has two (2) small offices and storage. The following was discussed:

- They will replace the existing two (2) story building with a smaller one (1) story building. It was more cost effective to replace verses remodel.
- They will have run of crush for the floor in the entire building. It will be used to store wood pellets and these will be placed on pallets. At some future time the floor may be paved.
- The northern part of the building may be used to display plants in the summer.
- There is existing gas service as well as electrical service and both will remain
- The building will be smaller than the original so there should be no issue with the floodway.

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The Planning Board feels that this project has minimum impact to the entire plan and a public hearing is not required. The Chair, Jerry Wickett, asked the PB to review SEQR. Michelle Bingham made a motion for an unlisted, negative declaration and Kathy Carroll 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

Chris Christensen moved to approve the project as it will replace an existing building with a smaller building. Michelle Bingham seconded and 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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WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for the modification of Nightingale Mills , Mark and Donald Nightingale owners, on premises located at 4110 South Street Road, Marcellus, New York in an L1 district; maps done by Donahoe Group on January 22, 2016 and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Applicant must contact Codes Officer for building permit

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

No new information has been submitted to the Planning Board

The minutes of the February meeting will stand as presented

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary