

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

**April 4, 2016**

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

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

A public hearing was held for site plan review on a request for an office building and storage building. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Aupperle explained that the project would be completed in three (3) phases. –

1. Construct storage building with temporary office space in the front of the building
2. Construct a second building the same size as first building but it will have no office space.
3. Construct primary office building in the front of the property with fence and screening for privacy.

The following was discussed:

- TDK had some questions for the applicant regarding the storm water calculations – they are in the process of responding to TDK
- At this time the applicant will have the privacy fence be 6’ per our regulations. If they feel that 8’ is required they will request an area variance from the ZBA.
- Lighting –
  - There will be two (2) lights at the entry
  - Two (2) poles will be located in the parking lot for future lighting
  - Wall sconces on the storage structures

- Sign –
  - He would like to have a large cultured stone – that will match the piers in the entrance. The sign will be cut out on limestone with the symbol of the company and its' name. Jerry Wickett stated the sign needs to meet our regulations and that includes the total structure not just the sign.
  - There will be lighting on the sign but it will not be obtrusive and will not interfere with the neighborhood. He was advised that the light must stay on property.

The public hearing was adjourned and the project carried over the May meeting.

#### **Jackie and Bob Clary, Route 174/Abend Point – 1 lot subdivision**

They would like to subdivide the existing lot into two ( 2) separate lots. The larger parcel and road row they would be sold to Aaron Barbaro and the Clary's would keep the smaller parcel. At this time they have no plans for the smaller parcel. They understand that any access will need to come off Abend Point and not Route 174. They will move forward with a subdivision application.

#### **Aaron Barbaro, Route 174/Abend Point - subdivision**

Mr. Barbaro explained that they have purchased a parcel on Abend Point with an existing camp that is located on the water. They would like to purchase the larger parcel that Clary's would be creating (through subdivision) and then they would like to also subdivide a lot out of that. Barbaro's would remove the existing camp and place it on the newly created (smaller) lot and take the residual of the property (from Clary's) and attach it to the existing lake parcel that they own. The plan is to build a new year round residence on the lake property and place an accessory building on the piece across the road that will be attached to the lake property. They will move forward with a subdivision application

#### **Aaron Barbaro, 4873 Lawless Rd. – 1 lot subdivision**

Mr. Barbaro explained that several years ago they subdivided their property that has an existing house and created a new lot that also has a house located on it. Barbaro's are in the process of selling their home and they would like to take a

piece of their property and sell it to the neighbors. All structures on both parcels will meet setbacks. Due to the topography of these properties nothing can be done on the rear of either of the properties. They will move forward with a subdivision application.

**Peter and Dena Beratta, 4303 Slate Hill Rd – site plan review**

Architect Jerry Ferro was present to discuss this project. They would like to open a yoga studio and barbershop in the old NAPA store. The following was discussed:

- They have an approved septic plan for OCHD. It meets all commercial requirements
- The catch basin in the rear of the property was constructed and placed by Onondaga County.
- They will be adding a sidewalk along the side of the building for access
- There will be front parking with overflow in the rear of the building.
- You can enter the building from the front and side
- They are not adding any additional pavement
- There will be no freestanding sign
- They are adding a vestibule in the front and a sign will be located on that and along the covered area along the side
- Lighting will be in the front and along the side of the building and they understand that it must stay on the site.
- Not sure if they will have a dumpster but if so they will locate it where it can be accessed by the truck and it will have screening
- Hours for the yoga studio will be 9:00am to 9:00pm. They are not sure of the hours for the barbershop.

Jerry Wickett doesn't feel that a special permit is required for this project as there is no change in use. The Chair, Jerry Wickett, asked the Board to review SEQR. Michelle Bingham made a motion for an unlisted negative declaration and Kathy Carroll seconded.

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The motion carried with the following vote:

Michelle Bingham – aye  
Jerry Wickett – aye  
Kathy Carroll - aye

Ron Schneider - aye  
Robert Oliver – aye

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

The minutes of the March meeting will stand as presented

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter  
Secretary