

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

May 2, 2016

Present: Chairperson Jerry Wickett, Michelle Bingham,
Ron Schneider, Robert Oliver, Bob Ciota, Chris Christensen
Absent: Kathy Carroll
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 May 2, 2016.

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

A continuation of a public hearing was held for site plan review on a request for an office building and storage building. The Chair, Jerry Wickett, read OCPB resolution #Z-16-97, dated April 6, 2016, into the minutes. The following was discussed:

- They have reduced the size of the detention pond
- Updated the SWPPP
- Per Jason Kantak at TDK Engineering the SWPP and plans submitted have been accepted
 - Two (2) analysis points
 - 90% drainage to the east to B & C Storage property
 - And then to South East Property
- Perc rates and infiltration rates and numbers up to 3”- 4” per hour – doesn’t envision any water to come off of the property
- There are some minor tweaks and typos – they will finalize and get signatures tonight.
- Lighting is okay
- Drainage has been discussed
- Pond is 20%-30% oversized

- The sign will meet requirements and will have lighting. They were advised lights can't go off the property
- There is a pole on the property and utilities will be run underground from that point

Bob Ciota made a motion to close the public hearing and Michelle Bingham seconded. The motion carried with the following vote:

Michelle Bingham – aye
Jerry Wickett – aye
Bob Ciota – aye

Ron Schneider - aye
Robert Oliver – aye
Chris Christensen – aye

Chris Christensen made a motion to approve the project as presented as a public hearing was held and there was no one present in opposition; The applicant agrees to the modifications listed in the OCPB resolution #Z-16-97; contingent upon completion of the drainage/erosion plan as presented and the SWPPP plan – including proper maintenance including the burm; discharge on the southeast corner will remain the same and will be seeded, planted and mowed; burm maintained as constructed – channelization downstream with spreader will be required. Jerry Wickett seconded and the motion carried with the following vote:

Michelle Bingham – aye
Jerry Wickett – aye
Bob Ciota – aye

Ron Schneider - aye
Robert Oliver – aye
Chris Christensen – aye

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for Andrew Aupperle, on premises located at 3826 Bishop Hill Rd, 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. The applicant agrees to the modifications listed in the OCPB resolution #Z-16-97
2. Contingent upon completion of the drainage/erosion plan as presented and the SWPPP plan – including proper maintenance including the berm
3. discharge on the southeast corner will remain the same and will be seeded, planted and mowed
4. Berm maintained as constructed – channelization downstream with spreader will be required.

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

A public hearing was held for a barber shop located in the front of the building and a yoga shop in the rear of the building. Architect Jerry Ferro was present to discuss this project. The Chair asked if anyone would like to speak in favor or in opposition to the project and there were none. The following was discussed:

- They will have two (2) separate entrances
- There will be a 5' sidewalk along the south side of the building
- There is an easement by description that was granted by the existing land owner
- Drainage line from prior owner
- Lighting will remain on the property
- Sign – at this point no plan for freestanding sign – there will be one on the building
- Dumpster – No plans for them at this time – if added they understand it must be screened

The Chair, Jerry Wickett, read the OCPB resolution #Z-16-130, dated April 27, 2016 into the minutes. Michelle Bingham made a motion to close the public hearing and Bob Ciota seconded.

The motion carried with the following vote:

Michelle Bingham – aye
Jerry Wickett – aye
Bob Ciota – aye

Ron Schneider - aye
Robert Oliver – aye
Chris Christensen – aye

Jerry Wickett made a motion to approve the site plan as presented as a public hearing was held and there was no opposition; the applicant agrees to the modifications in the OCPB resolution #Z-16-130, dated April 27, 2016; this is an existing site with mostly internal changes; and this is an approved usage in a Business zone. Chris Christensen seconded and the motion carried with the following vote:

Michelle Bingham – aye
Jerry Wickett – aye
Bob Ciota – aye

Ron Schneider - aye
Robert Oliver – aye
Chris Christensen – aye

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for Peter and Dena Beratta, on premises located at 4303 Slate 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. The applicant agrees to the modifications in the OCPB resolution #Z-16-130.
2. If dumpsters are needed they will be screened
3. All lighting will remain on site

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The minutes of the March meeting will stand as presented

The meeting was adjourned at 9:40PM

Respectfully submitted,

Karen Cotter
Secretary