

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

August 1, 2016

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

Due to the Labor Day holiday, the Chair, Jerry Wickett, made a motion to change the next Planning Board meeting to Thursday, September 8, 2016. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye	Bob Ciota– aye
Ron Schneider - aye	
Jerry Wickett – aye	Robert Oliver – aye
Kathy Carroll - aye	

Keith Severson/Roberta Harrison – Platt Road 2 lot subdivision

A public hearing was held for a two (2) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised the mailing receipts are on file. Mrs. Harrison explained they have three (3) separate lots that they would like to merge into one (1) parcel. There will be no changes to the property and they will use the existing driveway. All lots will be placed in Roberta Harrison-Severson name and a new deed will be filed with the County and a copy given to our office. The Chair, Jerry Wickett, asked if anyone would like to speak in favor off/or in opposition to the project and there were none. Hearing no questions from the Board the public hearing will be adjourned to the September meeting as we are waiting for a response from OCPB.

Aaron and Angela Barbaro, 4873 Lawless Road – 1 lot subdivision
Kevin and Liz McCarthy 4871 Lawless Road – 1 lot subdivision

Mr. Barbaro explained that he would like to subdivide approximately 7 acres from his property and attach it to the McCarthy property. There was a prior subdivision on the Barbaro property but it has been over five years so there is no issue with the five (5) year moratorium. Both properties have separate owners and separate deeds. Chris Christensen asked if there is a waterline easement and the surveyor, Tim Coyer, will look into it. The Chair, Jerry Wickett, asked the PB members to review SEQR for both projects. Chris Christensen made a motion on the Barbaro subdivision that the proposed action will not result in any significant adverse environmental impact. Ron Schneider seconded and the motion carried with the following vote:

- | | |
|-------------------------|---------------------|
| Chris Christensen – aye | Bob Ciota– aye |
| Ron Schneider - aye | |
| Jerry Wickett – aye | Robert Oliver – aye |
| Kathy Carroll - aye | |

Chris Christensen made a motion on the McCarthy subdivision that the proposed action will not result in any significant adverse environmental impact. Ron Schneider seconded and the motion carried with the following vote:

- | | |
|-------------------------|---------------------|
| Chris Christensen – aye | Bob Ciota– aye |
| Ron Schneider - aye | |
| Jerry Wickett – aye | Robert Oliver – aye |
| Kathy Carroll - aye | |

Aaron and Angela Barbaro, 2610 Abend Point – 1 lot subdivision

The Barbaro's are purchasing the recently approved subdivided lot from Robert and Darlene Clary. The secretary, Karen Cotter, advised that we have not received final maps from the Clary's and nothing has been filed with the County. Mr. Barbaro explained that they have modified the plan that was originally discussed with the PB and would not be creating a new lot – they are going to attach this

newly created lot to the property that they already own. The following was discussed and needs to be indicated on the map:

- OCWA boundary limit needs to be shown – separate parcel to the lake
- Dimensions to the lake
- Property next door is owned by the Barbaros’s – they were reminded of the five (5) year moratorium on subdivision
- The preexisting shed needs to be indicated
- They were reminded that if they have any plans for the larger parcel (across from the lake parcel) the drainage issues will need to be dealt with at that time. The Barbaro’s should keep that in mind for future planning.

The Secretary, Karen Cotter, explained that the Clary’s have contacted our office and want to change the approved access from the 60’ easement to access from Route 174. The Board had additional discussion and stated that this was never brought up during the original subdivision. All discussions and the approval from OCPB stated all access must be from the easement. Subdivision approval overrides NYSDOT driveway approval. Karen Cotter will contact the Clary’s and advise them of the conversation. Also, The Barbaro’s do not own this property so nothing could be approved with this project until they show ownership.

Kirk Mills, Limeledge Road – water district discussion

Mr. Mills advised that they would like to build a house on property that is located in Camillus but is on the same deed as the airport property which is located in Marcellus. He has three (3) existing water meters and would like to have the Camillus property placed in the Limeledge water district. The PB discussed how the maps and boundaries have been created and is in place with people within these districts paying for them. Jim Gascon wondered if this is a subdivision issue as there is already an existing building with a non-conforming use on the property. Adding to this would go against our zoning that states one (1) primary with an accessory building. Chris Christensen advised that he has spoken to Helen Stevens in the Assessor’s office and there would be several issues with adding to an existing district. The applicant would need to apply for an extension and both Towns would need to have a joint municipal agreement. New water district maps, indicating the new boundary would need to be drawn. This would be at the

expense of the applicant, as well as any legal and/or engineering fees the Towns might incur. Mr. Gascon stated that he will contact the Town of Camillus attorney as well as speak to some of his associates and try and get some direction as to what is allowable.

Joseph Owen, 3941 South Street Road – discussion

Mr. Owen explained that he owns two (2) parcels on separate deeds and would like to construct a 32' X 24' accessory building. The Board advised that he would need to go through the subdivision process to join the two (2) parcels. He would also need a special permit for a building of that size in a R1 zone.

Tucker/Provost, Otisco Valley Road - subdivision

Mr. & Mrs. Tucker came before our PB several months ago asking for a one (1) lot subdivision. They were advised that because they don't have adequate road frontage the property could not be subdivided. One of the suggestions was to contact a neighbor and see if they would be interested in selling to try and create enough frontage for two (2) lots. Mr. Provost has been in contact with the lot in front of a portion of this property. The deeds and survey were reviewed by Chris Christensen and it's very difficult to see how much property is actually there. Mr. Christensen's suggestion to the PB was to subdivide a portion of Tucker property and adjoin it to the neighbor. This would give the Tucker lot 100' of road frontage (although not all at the same location) which was what was required when the lot was created. Take the lot line and move it over as far north as possible and redraw the line and require 60' ROW along the south side line for use of a future road – both driveways would need to come off of this row. The Provost's would need to apply for an area variance to get the 150' but this would give both lots 100' of frontage. It would also reduce the number of road cuts, provisions would be made for any future subdivision, improve the property and help the property owners. The Board members were in agreement with the suggestions.

Discussion –

The Board would like to have a workshop meeting in the fall to discuss possible changes to the comprehensive plan and will email Karen Cotter their availability.

-pg5-PB
August 1, 2016

The minutes of the July meeting will stand as presented

The meeting was adjourned at 9:40PM

Respectfully submitted,

Karen Cotter
Secretary