

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

September 8, 2016

Present: Chairperson Jerry Wickett, Bob Ciota, Michelle Bingham
Chris Christensen, Ron Schneider, Kathy Carroll
Absent: Robert Oliver,
Town Counsel: Nicholas Cortese of Costello, Cooney, Fearon
Town Engineer: Jason Kantak of TDK Engineering
Codes Officer: John Houser (absent)

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 September 8, 2016.

Keith Severson/Roberta Harrison – 2540 Platt Road 1 lot subdivision

A continuation of a public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised 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, read the OCPB response, #S-16-53, dated August 10, 2016 into the minutes. Hearing no further questions from the PB Chris Christensen made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

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

Chris Christensen made a motion to approve the project as presented as a public hearing was held and no one spoke in favor or opposition; combining the three (3) lots into one (1) will make it more conducive with the neighborhood and applicant advised all deeds will be merged into one name.

Kathy Carroll seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Kathy Carroll – aye

Bob Ciota– aye
Jerry Wickett – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Keith Severson and Roberta Harrison on a one (1) lot subdivision located at 2540 Platt Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 1, 2016 and September 8, 2016, 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 “Severson/Harrison Subdivision”, such approval being based on a map made by Christopherson Land Surveying, dated May 20, 2016.

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 August 10, 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 303A.
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.

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

A public hearing was held for the Barbaro/McCarthy subdivision. The secretary, Karen Cotter, read the legal notice in the minutes and advised mailing receipts are on file. 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. The waterline easement that was discussed at the August meeting crosses the road and runs along the western boundary. Chair, Jerry Wickett read the OCPB response #S-16-65 dated August 31, 2016 into the minutes. He then asked if anyone would like to speak in favor or in opposition and there were none. Bob Ciota made a motion to close both public hearings and Chris Christensen seconded. The motion carried with the following response:

Chris Christensen – aye
Ron Schneider – aye
Kathy Carroll – aye

Bob Ciota– aye
Jerry Wickett – aye

Chris Christensen made a motion to approve the Barbaro subdivision as presented as a public hearing was held and no one spoke in favor or opposition; contingent upon Kevin and Liz McCarthy subdivision being approved; and the lot line adjustment make both properties consistent with the neighborhood. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Kathy Carroll – aye

Bob Ciota– aye
Jerry Wickett – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Aaron and Angela Barbaro for a one (1) lot subdivision located at 4873 Lawless Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 8, 2016, 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 “Barbaro/McCarthy Subdivision”, such approval being based on a map made by Ianuzi & Romans Land Surveying, dated June 28, 2016.

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 August 10, 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 303A.
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.

Chris Christensen made a motion to approve Barbaro/McCarthy Subdivision as presented as a public hearing was held and no one spoke in favor or opposition; contingent upon Aaron and Angela Barbaro subdivision being approved; and the lot line adjustment make both properties consistent with the neighborhood. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Kathy Carroll – aye

Bob Ciota– aye
Jerry Wickett – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Keith and Liz McCarthy for a one (1) lot subdivision located at 4871 Lawless Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 8, 2016, 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 "Barbaro/McCarthy Subdivision", such approval being based on a map made by Ianuzi & Romans Land Surveying, dated June 28, 2016.

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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 August 10, 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 303A.

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.

Robert and Jackie Clary, Abend Point – driveway discussion

Jackie Clary stated they had an issue with their driveway location having to come off of the Abend Point right of way. They would need to place a bridge over the creek and have over 100' of driveway which would be very expensive. If they came off of RT 174 it would be a shorter distance for the driveway. Also, they have spoken to NYSDOT and there is no issue with site distance. Jerry Wickett stated that through the entire subdivision process and approval of the project the driveway was always discussed and approved to come off the easement. The PB and OCPB always stated there would be no access from Route 174 – always from the ROW. This was discussed many times throughout the subdivision process and the Clary's never advised they had issues or concerns about access Mrs. Clary said it was confusing when it was discussed. They were advised that if they wanted to move forward with a different driveway location they would need to start the subdivision process from the beginning and the original subdivision would become null and void. This is a combination of county and town approval the PB cannot make changes on what has already been approved without going through the process again. Bob Ciota stated that the process was clear and the intent of our PB as well as OCPB was to always have access come from the ROW and not RT 174. The Clary's had additional questions regarding the wetlands on the property and CEA. Jason Kantak advised they will need to go to outside consultants to look and see exactly what is on the property and then designate the information on the final subdivision plat.

Siteworks/Andrew Aupperle, Lawrence Road – site plan modification

Andrew Aupperle was present and explained that the Onondaga County DOT came out to the property to approve site distance and he was advised that the access point

needed to be moved 60' towards the intersection. He said he could probably have argued the point but the modification actually helps make drainage and storm water runoff work better. Everything has shifted to the west of the property with the storm water and overflow design remaining the same. Jason Kantak, TDK Engineering, stated the disturbance area is either equal to or less than what currently exists. Chris Christensen stated that the post development rates are less than what exists. The August 25, 2016 review letter from TDK was discussed as follows:

1. Located in archeological sensitive area and Phase 1 was completed with no – impact. We are waiting for SHPO letter
2. There was a typo and it has been corrected
3. The run off reduction from impervious area –
 - a. Infiltration rates are excellent
 - b. They will be 100% compliance per runoff reduction volume

When TDK receives all paperwork required they will sign off the approved modification.

Tuscarora Golf Club – subdivision/site plan review/special permit

Planning and Zoning Board member Bob Ciota recused himself from participating in the projects review as he is a member of the golf club. Jim Gascon was going to speak to the Town of Camillus's Attorney. Mr. Gascon was not at our meeting but Nick Cortese, from his office, was going to follow up on any discussion that was held. Rudy Zone from RZ Engineering was present and the following was discussed:

- The applicant is combining three (3) separate parcels into one (1). Two (2) parcels with the parking area are located in the Town of Marcellus and one (1) lot with the actual golf course and club house is located in the Town of Camillus.
- They will keep the existing curb cuts and are not adding any new access points
- This will add 79 additional parking spaces onto the property to the west and they are proposing a three foot (3') berm with landscaping
- The lighting and vegetation plan looks fine

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September 8, 2016

- There was discussion regarding drainage and overflow. The plan is to leave as much of the original vegetation between the parking area and neighboring properties as possible
- Jason Kantak stated the original package submitted was different than what has just been reviewed. TDK suggested they simplify the plan and not disturb more than an acre of property. This will reduce the impact to the parking lot. Adding the burm will still keep them under the disturbance of an acre.
- They will be clearing all the trees to the front of the property
- The transition to the road will require some minor grading
- With the additional parking lot there will be no more parking on Howlett Hill Road. There will be no new lights added to the original parking lot. The new lot will have three (3) new lights and they will be on a photocell. The PB would like to see if the lights can go off after the course is closed and all the lights will be off when the season is closed.
- The course closed on October 31 and has limited parties until the end of the year
- New deeds putting all three (3) parcels together will need to be submitted to our office

The Chair, Jerry Wickett, made a motion on SEQR that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye

Michelle Bingham – aye

Bob Ciota– abstain

Ron Schneider - aye

Jerry Wickett – aye

Kathy Carroll – aye

The project will be sent to OCPB for review and a public hearing at the October meeting.

The minutes of the July meeting will stand as presented

The meeting was adjourned at 9:40PM

Respectfully submitted,
Karen Cotter, Secretary