

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

**October 3, 2016**

**Present:** Chairperson Jerry Wickett, Bob Ciota, Michelle Bingham  
Chris Christensen, Ron Schneider, Kathy Carroll  
**Absent:** Robert Oliver,  
**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 October 3, 2016.

**Tuscarora Golf Club – Howlett Hill Road, subdivision/site plan review/special permit**

Planning and Zoning Board member Bob Ciota recused himself from participating in the project's review as he is a member of the golf club. A public hearing was held for a two (2) lot subdivision, site plan review and a special permit to allow the Golf Club to combine the property with the actual golf course and building (located in Town of Camillus) to the existing parking lot across the road and to expand the parking lot (located in the Town of Marcellus). The secretary, Karen Cotter, read the legal notice into the minutes and advised the mailing receipts were on file. Nick Masterpole was present to represent the golf course. He explained that they needed the additional parking area expanded to help eliminate members parking along the side of the road as they have several events throughout the year that can't handle the overflow. The Chair, Jerry Wickett, asked if anyone would like to speak in favor of the project and there were none. He then asked if anyone would like to speak in opposition and the following people spoke:

- John and Carolyn Sammon, 2884 Howlett Hill Road.
  - He advised that the mailing receipts were not sent. We had the receipt, from the Post Office, that indicated it was sent to his address. Mr. Sammon wants to have attorney present but he could not be at tonight's meeting. Mr. Wickett explained that he can still have an

Attorney review the maps as the project will be sent to OCPB and the public hearing will remain open for the November meeting.

- Brendan Sammon, 2896 Falls Road
  - Concerned with how the project was handled by the Board when it was originally presented several years ago and doesn't want it to happen like that again.
  
- Virginia Boyce, 4978 Frank Gay Road
  - She is concerned with flooding and water in her yard and house
  
- Helen Volcko, 2874 Howlett Hill Road
  - Worried how the water fills up her pond and how changes will affect the drainage on her property

All of the property owners that were present discussed their concerns with drainage, water on the property, and how it will affect the water issues they currently have. They are worried that any disturbance will make the existing water problems worse and they were all adamant that they did not want to have this project approved.

Nick Masterpole stated that when they presented this project several years ago they didn't realize that there was a drainage issue. This time they hired an engineer to make sure they were not going to create any additional problems to the neighbors and they are also working with the Town Engineer to prevent further issues. Jason Katak, TDK Engineering, stated that they were satisfied that this project would not create any additional water going offsite. He explained our Town Law does not allow us to create additional runoff onto other people's property. This project will not make the drainage problem that the neighbors have any better; but it wouldn't make it worse. The gravel parking lot will be filtered runoff and can't exceed what comes off of the property as it exists now. The filtration plan will clean out the sediment. Chris Christensen stated that if the flow path from the small lot and south property does what they state it will not change the flow. The Board continued to answer questions and discuss the drainage plan that has been presented. The applicant indicated the berm location and size and what trees and vegetation will be removed. The Board suggested possibly leaving an area to the south as is. The lighting plan was reviewed and all lights must be down lighting

with possible timers to be controlled when the lot is not being used. No new lighting is being proposed on the original parking area. We are waiting for a response from OCPB before we can make a decision on the project. Chris Christensen made a motion to adjourn the public hearing and Michelle Bingham seconded. 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

### **David Smith – mining operation**

David Smith has purchased several additional properties that he would like to use for mining. Jim Gascon stated that this would be an expansion of an existing non-conforming use and not allowed under our zoning. He is not allowed to go across property lines. After discussion among the PB, Jerry Wickett made a motion to have the Town Attorney send a letter to Mr. Smith advising him that he cannot expand his existing operation as it is against our zoning regulations. 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

### **Peter Black, Lawrence Road – subdivision**

This subdivision was approved on August, 2015 but final, corrected maps have not been signed or filed with the County Clerk. A motion was made by Jerry Wickett to send a letter to the applicant advising if these are not received a motion will be made to have the subdivision voided. Michelle Bingham 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

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The minutes of the September meeting will stand as presented

The meeting was adjourned at 9:00PM

Respectfully submitted,

Karen Cotter, Secretary