

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

December 5, 2016

Present: Bob Ciota, Robert Oliver, Michelle Bingham
Chris Christensen, Ron Schneider, Kathy Carroll
Absent: Jerry Wickett
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 December 5, 2016.

Chris Christensen made a motion to appoint Michelle Bingham temporary Chairperson and Bob Ciota seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

Michelle Bingham made a motion due to the New Year’s Holiday we will change the January meeting to Thursday, January 5, 2017. Bob Ciota seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

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 continuation of the 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). Nick Masterpole from Tuscarora Golf Club, sent an email, dated December 5, 2016, requesting that the project/public hearing be held over until the January, 2017 meeting. He explained that they were in the process of working with the Camillus Town Attorney and Camillus Planning Board to see if there is a way for this project to continue to move forward. Chris Christensen made a motion to adjourn the public hearing at the request of the applicant. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– abstain	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

Chris Christensen made a motion to continue the project to the January 5, 2017 meeting per the written request of the applicant, dated December 5, 2016. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– abstain	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

Jeffrey Mocyk, 2165 Lawrence Road – 1 lot subdivision
Bill Branson, 2103 Lawrence Road – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision for 2165 Lawrence Road and 2103 Lawrence Road. The secretary, Karen Cotter, read the legal notice into the minutes. Doug Reith, Surveyor, was present to discuss the project. He explained that they would like to take an existing 16 acre parcel and subdivide it into one (1) new five (5) acre lot that will then be attached (via subdivision) to Bill Branson’s property. There is an existing culvert where driveway access would be located on the Mocyk property. They already have site distance approval. There will be no new access points from the Branson property. The additional access points on the Mocyk property are for agricultural/farm access only. Mr. Reith had a new map with the corrections the Board had requested at the November meeting. The Chair, Michelle Bingham, read the OCPB resolution #S-16-90, dated November 22, 2016 into the minutes. She then asked if anyone would like to speak in favor or in opposition to the project and there were none. Bill Branson

reminded the PB that additional property to the north may become available and he would like to purchase it and attach it to his existing property. The PB had no issues with that request. Kathy Carroll made a motion to close the public hearings and Chris Christensen seconded. The motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

Jeffrey Mocyk, 2165 Lawrence Road – 1 lot subdivision

Kathy Carroll made a motion to approve the Mocyk subdivision as a public hearing was held and there was no opposition; the maps were corrected as requested by the PB at the November meeting and the project is consistent with the neighborhood. Bob Ciota seconded and the motion carried with the following vote:

Chris Christensen – aye	Michelle Bingham – aye
Bob Ciota– aye	Ron Schneider - aye
Robert Oliver – aye	Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Jeffrey Mocyk for a one (1) lot subdivision located at 2165 Lawrence Road in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon December 5, 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 "Mocyk/Branson Subdivision", such approval being based on a map made by CNY Land Surveying, October 20, 2016 and revised December 5, 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 # S-16-90 dated November 22, 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.

Bill Branson, 2103 Lawrence Road – 1 lot subdivision

Bob Ciota made a motion to approve a one (1) lot subdivision for Bill Branson at 2103 Lawrence as a public hearing was held and there was no opposition; the maps were corrected as requested by the PB at the November meeting and the project is consistent with the neighborhood, and with the understanding that Mr. Branson may come before the PB to request another subdivision for this property as he may purchase additional property from another neighbor. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Bob Ciota– aye
Robert Oliver – aye

Michelle Bingham – aye
Ron Schneider - aye
Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Bill Branson for a one (1) lot subdivision located at 2103 Lawrence Road in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon December 5, 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

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Thank you

Chris Christensen and the PB/ZBA thanked Bob Ciota for his years of service on both Boards. He has been a great asset to the Town and to both of our Boards and he will be greatly missed.

The minutes of the November meeting will stand as corrected.
The meeting was adjourned at 9:00 PM

Respectfully submitted,
Karen Cotter, Secretary