

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

**January 5, 2017**

**Present:** Chairperson Jerry Wickett, Robert Oliver, Michelle Bingham, Chris Christensen, Kathy Carroll  
**Absent:** Ron Schneider  
**Town Counsel:** James Gascon of Costello, Cooney, Fearon (Nick Cortese present in place of James Gascon)  
**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 January 5, 2017.

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

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 January 5, 2017, requesting that the project/public hearing be held over until the February, 2017 meeting. He explained that based on the OCPB referral they were in the process of redoing the maps and would present them at the February meeting. Chairperson, Jerry Wickett, read the letter from the Town of Camillus Attorney, Paul Curtain, dated December 12, 21016 into the minutes. He also read the OCPB response # S-17-4 regarding subdivision and #S-17-10 regarding site plan, into the minutes. Jerry Wickett asked if anyone from the public had any new comments and Katherine Welch, 5378 Kasson Road, (she is representing her mother) asked to have the comments regarding the wetlands explained. Chris Christensen made a motion to adjourn the public hearing at the request of the applicant.

Michelle Bingham seconded and the motion carried with the following vote:

Chris Christensen – aye  
Robert Oliver – aye

Michelle Bingham – aye  
Kathy Carroll – aye

The public hearing will continue at the February meeting.

*Discussion -*

**Bob and Diane Caryl, 4375 Annapolis Way - subdivision**

Jerry Wickett reminded the PB that the Caryl's had been before the Board at prior meetings to discuss future subdivisions but there is still an outstanding subdivision issue on this property. Bob Caryl stated that he never owned the parcel that they are talking about and didn't feel he should have to be responsible for the subdivision. Mr. Christensen reminded him that they had submitted an original subdivision request with his neighbor, Mr. Urchioli, but it was withdrawn as he wanted a building permit and didn't want to have to wait for the subdivision process. Mr. Christensen advised that he had met with Mr. Caryl and had a discussion regarding the outstanding subdivision as well as the future plans for this property. They would like to create two (2) new building lots and sell the existing house. The following was also discussed:

- They will need a concept for the residual property – need to change access location for future subdivision
- Future ROW – need 200' road frontage. The question for the Town Engineer is where does it have to be built too – does it need to go all the way back to the rear property line?
- Where will the rear parcel go? Is it going to be attached to #4387 – have any of those lot lines been moved?
- With the topography of this property is a drainage study going to be required?
- Road logistics and access

Bob Caryl asked the following:

- Does the road need to be 150' – 200'? Chris advised minimum road frontage in an agricultural zone is 200'.

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- There was discussion regarding drainage/stormwater/stormsewers/gutters and swales – how will the water be handled? Jerry Wickett advised that TDK Engineering will need to be presented with information from the applicant to answer those questions.
- What is the trigger for construction of a road
- The best use of the land is for farming – that is how the property is being utilized now. If farming continues the future road ROW would need to be wider for farm access.

This project will need to be discussed with the Town Engineer. We will contact TDK Engineering to get an escrow amount and will advise Mr. Caryl. They understand that a subdivision will need to be completed for this project to move forward.

**Discussion -**

The Planning Board will send a letter to Robert and Jackie Clary and Peter Black advising if final maps are not submitted to our office by the March PB meeting a motion will be made to null and void their subdivisions.

The minutes of the December meeting will stand as corrected.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary