

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

**May 1, 2017**

**Present:** Chairperson Jerry Wickett, Michelle Bingham, Mark Taylor,  
Chris Christensen, Kathy Carroll, Ron Schneider, Scott Stearns

**Absent:**

**Town Counsel:** James Gascon of Costello, Cooney, and 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 June 5, 2017.

Due to the July 4<sup>th</sup> holiday, the Chair, Jerry Wickett, made a motion to change the July meeting to Thursday, July 6, 2017. Christ Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

**Robert & Thomas Oliver, 4845 Frank Gay Rd. – 1 lot**

Rob Oliver stated that they would like to create a building lot of approximately one (1) acre for his son to construct a new house. The pond will remain with the 45 acres that belongs to the farm. This lot has a separate deed from the farm, the driveway has already been approved and there is also an approved septic plan.

Hearing no questions the Chair, Jerry Wickett asked the PB to review part 2 of SEQR.

1. No
2. No
3. No
4. No
5. No
6. No
7. No/No
8. No
9. No
- 10.No
- 11.No

Kathy Carroll made a motion that the proposed action will not result in any significant adverse environmental impact. Michelle Bingham seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

The project will be sent to a public hearing in June and to OCPB for review.

**James D'Angelo, 2079 Lawrence Road – 1 lot subdivision**  
**Bill Branson, 2108 Lawrence Road – 1 lot subdivision**

Doug Reith, Surveyor, was present to represent the projects. Mr. Reith explained that he would like to split the five (5) acre parcel in half with the rear of the property to be attached to the Branson property. Mr. Branson had advised earlier that he may be subdividing this parcel to his property. The Chair, Jerry Wickett, asked the PB to review part 2 of SEQR.

D'Angelo property –

1. No
2. No
3. No
4. No
5. No
6. No
7. No/No
8. No
9. No
- 10.No
- 11.No

Kathy Carroll made a motion that the proposed action will not result in any significant adverse environmental impact. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

The project will be sent to a public hearing in June and to OCPB for review.

Branson property –

1. No
2. No
3. No
4. No
5. No
6. No
7. No/No
8. No

- 9. No
- 10.No
- 11.No

Kathy Carroll made a motion that the proposed action will not result in any significant adverse environmental impact. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

The project will be sent to a public hearing in June and to OCPB for review.

**Charles and Laurie Stevens, 2200 Coon Hill Rd – site plan/special permit**

Laurie Stevens explained that they own 19 acres that was subdivided in 1994. They created two lots – one parcel is vacant and the other has their residence. On the vacant lot they would like to construct a 45’ X 45’ pole barn and run a dog kennel business in it. This is a permitted use with a special permit. The following was discussed:

- They could use either the existing driveway from their residence or construct a separate driveway – they would need approval for future road row if they created a new driveway.
- They have no plans for bringing waterline to the barn. They will have a storage tub and have water delivered
- Electricity will be brought over from the existing barn to the new barn
- They need to indicate setbacks and place building on the map
- There will be an open run under the roof for outdoor run
- 8’ enclosed run inside of barn

- The sign will meet setbacks and zoning regulations – this needs to be indicated on the site plan map
- Hours of operation will be 8am-10am and 4pm – 6pm.
- Customers will be coming to the kennel/barn and not their house
- They can house 16 dogs maximum
- Depending on the placement of the barn an area variance may be required. Mrs. Stevens will review the barn location

. The Chair, Jerry Wickett, asked the PB to review part 2 of SEQR.

1. No
2. No
3. No
4. No
5. No
6. No
7. No/No
8. No
9. No
- 10.No
- 11.No

Kathy Carroll made a motion that the proposed action will not result in any significant adverse environmental impact. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

The project will be sent to a public hearing in June and to OCPB for review.

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The minutes of the April meeting will stand as distributed.

The meeting was adjourned at 10:00 PM

Respectfully submitted,

Karen Cotter  
Secretary