

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

**July 6, 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 July 6, 2017.

**Jim & Gretchen Brown, 2632 Abend Point – 1 lot subdivision**

Guy Donahoe, Architect, was present to represent the project. He explained that they would like to remodel the house but in the process realized the applicant purchased property from OCWA and attached it via deed and not subdivision. They would now like to attach the OCWA parcel to their existing property. Chris Christensen advised that they need to indicate the waterline location on the map and if there is a drainage pipe or any existing easements these also need to be placed on the map. The Chair, Jerry Wickett, asked the Board to review SEQR and Michelle Bingham made a motion that the proposed action will not result in any significant adverse environmental impacts. Kathy Carroll 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

This project will be sent to OCPB and to a public hearing in August.

**Dave Killian, Frank Gay Road – 2 lot subdivision**

Mr. Killian advised that he would like to create four (4) new lots and the following was discussed:

- The driveway locations are next to each other as requested
- Mr. Killian plans on building his home on one of the lots with two (2) of them going to each of his sons and two (2) lots left to sell as building lots
- He has no plans to discharge to the ditch in the front of the road – it will go to the back of the property
- If the property next to Lot one (1) is sold we will require a 60' future ROW and that would make that lot one (1) a corner lot. Mr. Killian will plan on setbacks for that lot as if it is an existing corner lot and understands that if a road is ever constructed the driveway from lot one (1) would need to be changed to come off that ROW and not Frank Gay.

The Chair, Jerry Wickett, asked the Board to review SEQR. He made a motion that the proposed action will not result in any significant adverse environmental impacts. 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

This project will be sent to OCPB and to a public hearing in August.

**Robert and Darlene Clary, Route 174/Abend Point – subdivision**

A letter was sent to Mr. & Mrs. Clary on January, 31, 2017 advising that we had still not received final maps for their subdivision that was approved on July 7, 2016. If maps were not received and subdivision filed by March 2017 the subdivision would become null and void. As of today, maps still have not been filed.

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Jerry Wickett made a motion to null and void the Clary subdivision, that was originally approved on July 7, 2016, as it has been a year since the project was approved. Chris Christensen seconded and the motion was 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 minutes of the June meeting will stand as distributed.

The meeting was adjourned at 10:30 PM

Respectfully submitted,

Karen Cotter  
Secretary