

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

**September 7, 2017**

**Present:** Chairperson Jerry Wickett, Mark Taylor, Michelle Bingham  
Kathy Carroll, Ron Schneider, Scott Steams  
**Absent:** Chris Christensen  
**Town Counsel:** James Gascon of Costello, Cooney, and 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 September 7, 2017.

**Mark Fenlon, 4971 Howlett Hill Rd. – 2 lot subdivision**

A public hearing was held for a two (2) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised the mailing receipts were on file. Mr. Fenlon explained that he would like to take two (2) land locked parcels and attach them to an existing lot with road frontage on Howlett Hill Rd. There are no structures on any of the lots and he would eventually like to sell it as a building lot. The Chair, Jerry Wickett, read the OCPB response #S-16-63, dated August 23, 2017, into the minutes. Mr. Wickett then asked if anyone would like to speak in favor or in opposition to the project and there were none. He then asked the PB if they had any further questions and there were none. Ron Schneider made a motion to close the public hearing and Kathy Carroll seconded. The motion carried with the following vote:

Jerry Wickett - aye  
Scott Stearns - aye  
Ron Schneider – aye  
Kathy Carroll – aye  
Mark Taylor – aye

Kathy Carroll made a motion to approve the subdivision as presented as a public hearing was held and there was no opposition and the project will have no

significant impact on the neighborhood. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett - aye  
Scott Stearns - aye  
Ron Schneider – aye  
Kathy Carroll – aye  
Mark Taylor – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Mark Fenlon, on a two (2) lot subdivision located at Howlett Hill Rd. in an Residential 1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 7, 2017, 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 "Mark Fenlon Subdivision ", such approval being based on a map made by David W. Bush, dated July 27, 2017.

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 dated August 23, 2017, #S-17-63
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.

### **Glider Oil, Lee Mulroy Rd – site plan**

This project was scheduled for a public hearing, however, due to an advertising error the meeting date was listed incorrectly and it will be rescheduled for the October 2, 2017 meeting.

Town Engineer, Jason Kantak advised they have reviewed the submitted documents and have been in contact with Plumley Engineering.

The following was discussed between the PB and ZBA meeting:

- Set back is 75' from the property line
- They have an existing gravel lot
- Per OCPB a full SWPPP must be developed and forwarded to the PB to be part of the record

-pg4-PB  
September 7, 2017

- Access will be from Lee Mulroy – they will extend the apron and pave it to meet our request – this will prevent the gravel from being brought onto Lee Mulroy Rd.
- Hours will be 7am-6pm five (5) days a week – with transport trucks refueling in off hours. Bob Brewer from Glider Oil advised that they as of right now he is not sure when that will be
- This will not be open to the public
- Discussion regarding landscaping and screening around the project - Mr. Kantak stated that typically these types of areas are not screened but the area must be secure.
- The tank height is 12’ – 15’
- There will be no freestanding sign –the sign on the tank must meet our regulations
- Storage shed will hold 55 gallon drums
- There are two (2) deeds shown on the submitted map – we need the dimensions of each parcel and where the lot lines are
- A lighting plan was submitted at the meeting and will be reviewed –
  - We want to make sure there is no glare
  - The existing pole and southern boundary line will have shields
  - Our goal is to keep light on the site and not spill out onto Lee Mulroy
- Bob Brewer advised that they are compliant with all the national code
- In response to OCPB Z-17-314 dated August 23, 2017 – modifications
  - 1. Has been completed
  - 2. In process of being completed
  - 3. Submitted
  - 4. Done
  - 5. Will be done

An email was received from Geoff Hillenbrand, Plumley Engineering, answering our concerns regarding SEQR questions 7, 12b, and 15. The Board reviewed Part 2 of SEQR with the following responses:

1. No
2. No
3. No

4. No
5. No
6. No
7. No/No
8. No – based on submitted letters
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  
Scott Stearns - aye  
Ron Schneider – aye  
Kathy Carroll – aye  
Mark Taylor – aye

The project will be carried over to the October meeting where a public hearing will be held.

See the ZBA minutes for additional discussion.

**John Argese, 3796 and 3786 Bishop Hill Road – site plan**

Leslie Argese explained that they would like to construct a 50' X 80' warehouse at 3796 Bishop Hill Rd and at 3786 Bishop Hill Rd. they will use the existing 40' X 64' building to store portable toilets. These are two (2) separate properties being used by one (1) business. Mr. Wickett asked if they had any interest in subdividing the properties and she said no. The buildings meet all setbacks and have existing driveways. The portable toilets are stored empty and cleaned at a different location. They will have no outside storage on either property and no signs. There will be lights on the building and they were advised it must be down lighting. The applicant will submit a site plan with both properties and the project will be sent to OCPB. The applicant was advised that due to the dates of our meeting and County's meeting we will not have a response or make a decision until November. This will be sent to a public hearing in October.

-pg6-PB  
September 7, 2017

**Andrea Bucci, 3875 and 3887 Rockwell Road – 1 lot subdivision**

Ms. Bucci advised that 3875 is her residence and 3887 is a vacant lot. She would like to combine the two (2) lots into one (1) and then construct a barn on the combined parcels. Hearing no questions Jerry Wickett asked the PB to review part 2 in SEQR. Michelle Bingham made a determination that the proposed action will not result in any significant adverse environmental impacts. This project will be sent to OCPB and to a public hearing in October. The applicant was advised that the PB will not have a response or be able to make a decision until November due to the different meeting dates.

The minutes of the August meeting will stand as distributed.

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter  
Secretary