

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

October 2, 2017

Present: Chairperson Jerry Wickett, Chris Christensen,
Kathy Carroll, Ron Schneider, Scott Steams, Michelle Bingham
Absent: Mark Taylor
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 October 2, 2017.

Glider Oil, Lee Mulroy Rd – site plan

See October ZBA minutes for information on this project

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

Leslie Argese explained that they would like to construct a new 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. The following was discussed:

- There will be a light located at the man door but nowhere else on the building
- The 50' X 80' warehouse will be new construction
- There is an easement for septic – we were advised the septic is not being used
- There was discussion regarding outdoor storage – they would like to place the backhoe and skid in the rear of the building
- The portable toilets are not cleaned at this site
- The pine trees will remain for screening
- The building will be located in the flood plain. They were advised they could challenge the flood plain map or change the elevation of the building.

- There will be gravel for parking around the area.
- John Houser advised they could take the runoff and push it to the rear of the property
- The original building will stay the same
- The new building will have electric – at some time they may want to place an office in the new building
- This is an approved use in this zone

Jason Kantak suggested that they have their engineer contact him for further discussion on this project. Also, if they want additional outside storage and/ or parking they need to discuss this prior to a decision on the project. The Chair, Jerry Wickett, asked the PB to review part 2 of SEQR. 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
Scott Stearns - aye

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

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

A public hearing was held to subdivide the two (2) lots into one (1) larger lot. The secretary, Karen Cotter, read the legal notice into the minutes and advised mailing receipts are on file. Ms. Bucci advised that she would like to construct an accessory structure on the lot and this can't be done without combining the lots together. She stated that the driveway on the vacant lot would be removed. She was advised that there is a five (5) year moratorium on subdivision and she has no issues with that. The Chair, Jerry Wickett asked if anyone would like to speak in favor or in opposition to the project and there were none. This project was sent to OCPB but we will not have a response until our November meeting.

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Jerry Wickett made a motion to adjourn the public hearing until next month and Chris Christensen seconded. The motion carried with the following vote:

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

Jim Mather, 4752 Limeledge Rd – subdivision

He explained that he has 64 acres of property on the east and west side of the road that is all on one (1) deed. They would like to split some property off so that his son can build a house. Mr. Mather was advised that since all the property is on one (1) deed he will need to go through subdivision. Chris Christensen also talked about a future road right of way.

The minutes of the September meeting will stand as distributed.

The meeting was adjourned at 10:00PM

Respectfully submitted,

Karen Cotter
Secretary