

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

**November 6, 2017**

**Present:** Chairperson Jerry Wickett, Chris Christensen,  
Kathy Carroll, Ron Schneider, Scott Steams, Mark Taylor  
**Absent:** Michelle Bingham  
**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 November 6, 2017.

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

See November ZBA minutes for information on this project

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

A public hearing was held for site plan review for a new warehouse to be constructed at 3796 Bishop Hill Road and use of an existing storage building at 3786 Bishop Hill Road. Both buildings will be used to store portable toilets. The applicant wants to keep the parcels separate and does not want to subdivide them. There was discussion regarding drainage on these parcels. Town Engineer, Jason Kantak, advised the applicant there are several issues. The project falls within the 100 year flood plain and it is the Town's responsibility to enforce the regulations concerning this. The following was discussed:

- Their map indicates elevation is at 722 – they need to build above the grade which is a minimum of 2' above what is indicated on their maps. This must be done and new maps submitted before they can proceed with the project.
- Additional details are needed to show how they are going to control the runoff from the hill that will go into the parking area – swale should be indicated to keep water off the parking and building area
- The right of way for the waterline needs to be indicated on the map – this information would be found in the deed.
- The existing easement for the septic needs to be placed on the map

- There is a low area that is shown as a small pond on the map. When they construct the parking lot we need to know how they will drain the low area and how it will continue to drain. This needs to be indicated on the map.
- This project falls below the requirements for a drainage study but the Town still needs to know what happens to the water – show how the water will get to the tributary – if not sheet flow they will need to have a pipe or something that can deal with the water
- Any outdoor storage must be placed on the map – if planning a fence that must be shown on map. Screening needs to be shown – Mr. Argese has no issues with planting additional trees for screening.

The Chair, Jerry Wickett, read the OCPB resolution #Z-17-391, dated October 17, 2017 into the minutes. Per the modifications, Mr. Argese understands he will need a commercial driveway for access to these properties. The additional comments have already been discussed. This project will continue to the December meeting.

### **Marcellus Fire Department, Lee Mulroy Road – 1 lot subdivision**

Eddied Murphy, President, explained that they would like to take the two (2) separate lots, totaling 17 acres and combine them into one (1) lot. Until they came to the PB with the Glider Oil project the Fire Dept. thought these lots were all one lot. Hearing no questions from the PB, the Chair, Jerry Wickett, asked the PB to review SEQR. The following changes were made on the application:

#2 – yes – OCPB

#5 - yes/yes

#9 – yes

#12 - letter was provided

#19 – yes – old landfill

Kathy Carroll made a motion to approve SEQR and Chris Christensen seconded. The motion carried with the following vote:

Jerry Wickett – aye

Mark Taylor – aye

Chris Christensen – aye

Kathy Carroll – aye

Ron Schneider – aye

Scott Stearns – aye

This project will be sent to OCBP and to a public hearing at our December meeting.

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

A continuation of a public hearing was held to subdivide the two (2) lots into one (1) larger lot. 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. The Chair, Jerry Wickett, read the OCPB resolution, #S-17-78 dated October 25, 2017, into the resolution. The Chair, Jerry Wickett asked if anyone would like to make a motion to close the public hearing. Chris Christensen made the motion and Kathy Carroll seconded. The motion carried with the following vote:

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

Chris Christensen then made a motion to approve the subdivision as presented as a public hearing was held and there was no opposition; there is no change to the existing driveway and they will be deleting the driveway to the west and it will only be used as a farm access; and this reverses a previous subdivision and enhances the access location. Ron Schneider seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Andrea Bucci, on a one (1) lot subdivision located at 3875 Slate Hill Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon October 2, 2017 and November 6, 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 "Andrea Bucci Subdivision", such approval being based on a map made by Paul J. Olszewski, dated August 8, 2016.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted April 1, 2009 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.

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4. Conditions set forth in the OCPB resolution dated October 25, 2017.
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.

The minutes of the October meeting will stand as distributed.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter  
Secretary