

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

January 4, 2018

Present: Chairperson Jerry Wickett, Chris Christensen,
Scott Steams, Mark Taylor, Michelle Bingham
Absent: Kathy Carroll, Ron Schneider
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 January 4, 2018.

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

A continuation of a public hearing was held for site plan review to store portable toilets in an existing 40' X 64' building at 3786 Bishop Hill Road and construct a new 50' X 80' building at 3796 Bishop Hill Road. The Town Engineer and the applicant's engineer had a conversation and addressed the issues outlined in TDK's memo dated December 21, 2017. Jason Kantak had advised Jerry Wickett that he had no issues with the erosion/sediment control or with the drainage plan that had been submitted. The following was discussed:

- Mr. Argese plans on having outdoor storage behind both buildings. This needs to be indicated on the map.
- The parking area needs to be designated
- If necessary, the applicant will screen the area around the outdoor parking. There are approximately 18 existing 7' to 9' pine trees that provide screening along the property line. If something happens to any of them they will be replaced with larger size trees.
- As the project progresses, if the PB or Codes Officer feels he needs additional screening Mr. Argese agrees to do so.
- There is a large, steep bump between these two (2) properties. Mr. Argese stated he plans on fixing this area
- Discussion regarding stone placed at entrance

- If either of the properties are sold and the business changes they and/or the new owner would need to come before the Planning Board.

Hearing no further discussion Chris Christensen made a motion to close the public hearing and Michelle Bingham seconded. The motion carried with the following vote:

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

Chris Christensen made a motion to approve the site plan as presented to store b as a public hearing was held and no one spoke in favor or in opposition to the project; this is one (1) site plan for two (2) different properties – if either property is sold and the business changes the new owner will need to come before for any the Planning Board; both addresses need to be placed on the final map; additional screening notes along the east side of the north lot showing existing screening must be maintained; additional outdoor storage behind both buildings needs to be indicated on the map; due to the outdoor storage, additional screening may be required by the Planning Board and/or Codes Officer; if there becomes an issue with mud/dirt coming onto the road as cars/trucks pull on to the road, the applicant agrees to blacktop 50' of the driveway – this will be determined by the Codes Officer; the applicant has met all the drainage requirements and plan has been reviewed and accepted by the Town Engineer. Michelle Bingham seconded and the motion carried with the following vote:

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

**TOWN OF MARCELLUS PLANNING BOARD
RESOLUTION PERTAINING TO
John Argese
3796 and 3786 Bishop Hill Road
Site Plan Application**

Dated: January 4, 2018

The Planning Board having met at a regularly scheduled meeting on January 4, 2018 and Board Member Chris Christensen having made the following 2 motions, seconded by Board Member Michelle Bingham,

WHEREAS, the applicant having applied for site plan review to store portable toilets in an existing 40'x 64' building at 3786 Bishop Hill Road and also to construct a new 50' x 80' building at 3796 Bishop Hill Road; and

WHEREAS, the purported use of the structures is consistent with the Marcellus Zoning Laws as the structures are located within L-1 Light Industrial Zone as a permitted use; and

WHEREAS, the applicant has submitted a detailed site plan which has been reviewed by the Town Engineers TDK and several modifications have been made to accommodate, among other things, appropriate erosion and sediment control and an appropriate drainage plan as set forth in a memo from TDK dated December 21, 1027; and

WHEREAS, a public hearing was held and continued over several meetings.

NOW, THEREFORE, be it

RESOLVED, on motion of Chris Christensen and said motion seconded by Michelle Bingham, the public hearing was closed.

The motion was carried with the following vote:

Gerald Wicket – AYE

Mark Taylor – AYE

Chris Christensen – AYE

Kathy Carroll – ABSENT

Ron Schneider – ABSENT

Scott Stearns – AYE

Michelle Bingham – AYE

and it was further

RESOLVED, on motion of Chris Christensen and said motion seconded by Michelle Bingham that the site plan application was approved with the following statements and contingencies:

1. A public hearing was held and no one spoke in favor of or in opposition to the project;
2. The approved site plan applies to and governs two adjoining properties, namely 3786 and 3796 Bishop Hill Road;
3. If either property is sold without the other property being sold to the same owner and contemporaneously and/or there is a change in use, the owner will need to apply for a site plan approval before the Board and/or may be subject to enforcement by the Code Officer as being in violation of Town Zoning laws;
4. The addresses for both parcels must be placed on the final site plan map;
5. The final site plan must show the existing screening on the east side of the north lot and said screening must be maintained;
6. The final site plan must depict the intended storage behind both buildings as presented to the Board;
7. Additional screening may be required by the Code Officer as a result of outdoor storage;
8. If the Code Officer determines there is an issue or problem with mud/dirt/stones or debris coming onto the road, the applicant agrees to blacktop the first 50' of driveway/parking lot adjacent to the roadway for ingress and egress;
9. Both properties and both structures must be constructed and maintained in accordance with this resolution and all restrictions and directions and plans as set forth in the approved final site plan.

Whereupon the motion was carried with the following vote:

Gerald Wicket – AYE

Mark Taylor – AYE

Chris Christensen – AYE

Kathy Carroll – ABSENT

Ron Schneider – ABSENT

Scott Stearns – AYE

Michelle Bingham – AYE

Dated January 4, 2018

Mary Beth Grau, 2880 Shamrock Rd - sketch plan

Mrs. Grau explained that she would like to subdivide her existing lot. The new lot would be sold to her neighbor and a new house and garage would be constructed. The proposed new lot as well as the residual lot and buildings would meet all zoning requirement. The original leach fields and septic and well would remain with the existing house and a new septic system would be constructed with the new house. The PB did not have any issue or concerns with the plan she proposed.

Skaneateles Ski Hill, Route 174 – Site Plan/Special Permit

Garrison Gomez, Vice President, came before the Board to request they be allowed to do a fundraiser, a snow mobile climb, in either January or February. Mr. Gomez asked where, in writing, there is information on exactly what was allowed. Town Attorney, Jim Gascon, stated that this is a ski hill that predated our zoning regulations and that is what is grandfathered – anything other than that would need approval. Mr. Gascon then advised the only way to do that is by getting and approved site plan and special permit. Chris Christensen stated the organization has come before our Board several times as an association with a ski hill and we did not require a full site plan. Over the years they have added other events and these events need to be approved by the PB. They were advised over a year ago that they would need to site plan approval. Codes Officer, John Houser, explained that there is a safety concern regarding parking during this event.

The following was discussed:

- Parking - Last year, Mr. Houser, drove by the property during one of these events and there was parking on the road and at other properties. People were walking on Route 174 and it was very difficult to see them, as well as there is limited shoulder and space where people can walk to the hill. Mr. Gomez advised they now have parking at the Lion's Club, Gun and Rod Club and at the boat repair store and run a shuttle for people to be picked up at all the locations.
- Mr. Gomez advised they are no longer running Motocross events on site
- They would run the snow mobile races three (3) times a year
- They have other events throughout the year on site – example – fall festival
- Mr. Gomez explained that everyone that comes on site must sign a waiver agreement
- They have volunteer fireman directing traffic with flares and EMT's on site during the races
- Mr. Gascon asked if we have had any written complaints or feedback from the neighbors and we have not
- The Codes Officer is concerned with the safety of people walking on the road and how is that managed. If they were parking next door at the Rod and Gun Club they can cut through the properties without going onto the road. If they are parking in other locations how do you manage the large number of people from not walking on a dangerous road?

Mr. Gomez explained they are a non-profit organization. They do not have money to hire someone to survey and complete maps for a site plan. He asked if there was any other way to move forward with this process, other than site plan. Otherwise the ski hill will have to close down. Mr. Gascon suggested that they could complete a special permit application and submit a page with all of the items that will be held on the site and include how they will manage parking for these events. If the Board was willing to do this they could move forward with a minimal expense. The Board agreed to have the applicant submit a special permit as the intent is not to have the ski hill close. Mr. Gomez was given the dates when the application and information needed to be submitted to our office and he advised that he would come to the February meeting with the appropriate information.

-pg7-PB
January 4, 2018

Discussion -

The Chair, Jerry Wickett, asked Board members to look at their February schedule to see if they have any Saturday availability to discuss accessory structures. They will email the availability to Karen Cotter.

The minutes of the December meeting will stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary