

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

February 5, 2018

Present: Chairperson Jerry Wickett, Chris Christensen,
Scott Steams, Mark Taylor, Michelle Bingham
Kathy Carroll, Ron Schneider

Absent:

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 February 5, 2018.

Glider Oil, Lee Mulroy Rd – site plan modification

Bob Brewer was present to advise the PB that they had a meeting with TDK Engineering, John Houser and Plumley Engineering to discuss how construction of the site was moving along. Mr. Brewer explained that as construction has progressed they have needed to make some modifications to the original site plan. The following was discussed:

- Mr. Brewer advised that he has submitted a new map indicating a change in the fence location as well as a new lighting plan.
- The photometric study has been submitted to the DOT for review
- They have changed the number of light poles from six (6) to three (3)
- The lighting plan indicates they have lowered the poles from 35' to 25' and have moved two (2) of the poles adjacent to the tank. One (1) of the poles stayed in its original location.
- They all have dusk to dawn sensors
- There is no spillover from any of the lights
- The map indicates the NYSEG line is underground but it is actually above ground
- The fencing around the tank has moved as they needed additional room to get inside the area and the 8' X 10' shed will now be located inside the fence per NFPA regulations

- The signage is located on the tank per the original approval
- The operations manual is at TDK for review and will also be sent to the Fire Dept

Jason Kantak, TDK Engineering, advised that the modifications would not affect the original approval and Mr. Houser agreed. Hearing no further questions, Kathy Carroll made a motion to approve the lighting and fence changes on the site plan, per the map dated February 2, 2018. Jerry Wickett 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

Marcus Richards, 2739 West Seneca Turnpike - discussion

Mr. Richards advised that they own and farm this property. It also borders both Lathrop Dr. and Abounding Way. There is an existing house on the property and they would like to subdivide the house along with one (1) acre of property. It has an existing driveway to the house off of West Seneca Turnpike and they would also request a farm cut to access the residual property. Mr. Richards explained that they are trying to reduce truck and tractor traffic down Lathrop Dr. and Abounding Way. He has an employee who would like to purchase and renovate the house. If they are not able to subdivide the lot he would remove the house. The PB did not see any issues as there is already an existing driveway to the house. They advised Mr. Richards to check with NYSDOT regarding obtaining a farm cut - he will need a minimum of 100' for the farm cut. If he can't get approval the other option would be to possibly add an easement onto the newly created lot so they could access the farm property.

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The minutes of the January meeting stand as corrected.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter
Secretary