

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

May 7, 2018

Present: Chris Christensen, Scott Stearns, Mark Taylor,
Michelle Bingham, Kathy Carroll, Ron Schneider
Absent: Chairperson Jerry Wickett
Town Counsel: James Gascon of Costello, Cooney, and Fearon
Town Engineer: Shane O' Connor 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 May 7, 2018. Chris Christensen made a motion to approve Michelle Bingham as temporary Chairperson. Scott Stearns seconded and the motion carried with the following vote:

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

Owen Haney, 4281 Slate Hill Road – 1 lot subdivision – sketch plan

Owen Haney and Andrew Aupperle were present to discuss creating a one lot subdivision separating the existing vacant house from the main property. The house is a pre-existing, non-conforming lot. The septic system and all utilities would be on the individual lots. The house and all the buildings would meet all setbacks. This information would need to be placed on the subdivision map. Chris Christensen asked if there is more than one (1) deed and they would need to check. Hearing no issues the PB advised they saw no issues with the request and Mr. Aupperle will move forward with an application.

David Killian, Frank Gay Rd. – subdivision – drainage discussion

David Killian was present and asked if he could change his drainage plan from what was originally approved in the subdivision resolution. The plan that was approved clearly stated that no drainage will go to the front ditch. We have no drainage information and Mr. Killian did not submit any type of drainage plan showing the changes he is requesting. Mr. Killian would like to move the gutter drains to the front ditch. There was discussion stating we have no maps showing contours on any of the lots. Shane O'Connor advised that this is in the Onondaga Lake watershed and prior to subdivision approval a SPEDES should have been completed as well as a map submittal with contours to see the direction of surface water – this is required by the DEC. Chris Christensen stated that he specifically asked Mr. Killian if he was in agreement with all water being directed to the rear of the property and Mr. Killian agreed. Prior to any changes a new map and plan needs to be submitted to the PB for review with a note on each parcel and a SWPF also will need to be completed. Mr. O'Connor stated that no new building permits should be issued until this information is submitted and reviewed by TDK and the PB.

Marcus Richards, 3739 West Seneca Turnpike – 1 lot subdivision

Mr. Richards would like to subdivide the existing house from the farm property and the house would then be sold and updated. He advised that if this could not be approved they will tear down the existing house. They will place gravel at the farm cut so they are not bringing stone and dirt onto the main road. There was discussion regarding maintenance of the cross culvert and Shane O'Connor advised that the DEC has templates that can be used for storm water management. Maintenance is the owner's responsibility but the Town does have the ability to do repairs and the property owner would be billed. Michelle Bingham asked the Board to review part two (2) SEQR. Kathy Carroll made a motion for a negative declaration as the proposed action will not result in any significant adverse environmental impacts.

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Ron Schneider seconded and the motion carried with the following vote:

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

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

John Argese, Bishop Hill Road – change of grade

There was no one present to represent this project

The minutes of the April meeting stand as presented.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter
Secretary