

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

June 4, 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 June 4, 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

Marcus Richards, 3739 West Seneca Turnpike – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision to create a 1.15 lot with the existing house. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the mailing labels are on file. The Chair, Michelle Bingham, asked if anyone would like to speak in favor or opposition to the project and there were none. Mr. Richards advised that they will try not to disturb the front entrance onto the farm. On the final map the drainage ditch needs to be changed to read seasonal stream. If the property owner does not maintain the drainage easement Chris Christensen asked Mr. Richards if he would be willing to allow the town to clean out the drainage easement and then charge the property owner. Mr. Richards and Mr. Wilson (new owner of the house) were in agreement. The surveyor will need to describe the easement and the Town Attorney will write the verbiage for the resolution. Town Engineer, Jason Kantak, stated that he will review the

locations of the existing monuments but he does not think additional monuments will be required. Michelle Bingham read the OCPB resolution #S-18-40, dated May 23, 2018, into the minutes. Hearing no other questions Kathy Carroll made a motion to close the public hearing and Chris Christensen seconded. 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

Chris Christensen made a motion to approve the subdivision as a public hearing was held and there was no opposition; this will be a positive impact to the community and contingent upon the map correction from drainage ditch to seasonal stream; applicant agrees to provide the Town with a maintenance agreement prepared by the applicant's surveyor and approved by the Town Attorney, that states if the owner's of both properties don't maintain the drainage easement they give permission to the Town to come onto the property to provide maintenance and any cost incurred will be paid by the property owners. Maintenance will be determined by the Town Engineer – both Marcus Richards and Michael Wilson agreed to the contingency.

Kathy Carroll 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Gen III Realty, on a one (1) lot subdivision located at 2739 West Seneca Turnpike in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon June 4, 2018, 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 "Gen III Subdivision", such approval being based on a map made by Douglas Reith, CNY Land Surveying, dated April 22, 2018.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988 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 Dept.
4. Conditions set forth in the OCPB resolution dated May 23, 2018.
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 303 A.
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.

Volles Realty, 3225 Cherry Valley Turnpike – 2 lot subdivision

Maureen Peron, attorney was present to discuss a two (2) lot subdivision. There was discussion as to whether the existing buildings meet setback. The property is located in an Agricultural zone and would require 20' from sideline and 35' from front and rear lot lines. There was additional discussion that the barn may need to be at least 100' from lot lines if there are animals and manure in the building. The cemetery lot has its' own deed for ownership – the book and page are listed on the map. Ms. Peron will submit the correct maps for us to review at the July meeting. The maps that were submitted didn't show the correct information for the PB to review.

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

Mr. Killian was present with new maps to show the proposed drainage details that he would like to change from his original subdivision. The following was discussed:

- New maps do not show the correct driveway locations that Mr. Killian changed in May
- Drainage drains are indicated on map
- Drain pipes are going to the ditch
- Gutter drains cannot be tied in to the current location

Town Engineer, Jason Katak, stated that they do not have any peak flow rates to review – this was a condition of the subdivision approval. They need to see what is coming off the site. There was additional discussion with Jason advising the property is located in the Onondaga County Watershed and a SWPPP needs to be completed. Dave Killian doesn't think that his project needs to have a drainage study done as there is minimal drainage and/or water that flows off his property. However; he will talk to his engineer to see if the water flows to the front and he will have his engineer contact Mr. Katak. A new map with all the changes will need to be submitted to our office and discussed at the July meeting.

-pg5-PB
June 4, 2018

Discussion:

Tuscarora Golf Club, Howlett Hill Rd – site plan

The new parking lot was constructed with modifications that were not approved by the PB. They will be advised that the changes need to be submitted and presented to our Board at the July meeting.

The minutes of the May meeting stand as presented.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter
Secretary