

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

July 2, 2018

Present: Chairperson Jerry Wickett Chris Christensen, Scott Stearns,
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 July 2, 2018.

Laura Hogan, 4241 New Seneca Turnpike – 1 lot subdivision

A continuation of a public hearing was held for a 1 lot subdivision located at 4241 New Seneca Turnpike. The Chair, Jerry Wickett, read the OCPB resolution, #S-18-41, dated June 13, 2018, into the minutes. He then asked if anyone was present with questions regarding this project. The secretary, Karen Cotter, advised that Peter Hogan called our office and advised that due to a family emergency they would not be able to attend tonight's meeting and asked if the PB would adjourn the project until the August meeting. Jerry Wickett made a motion to adjourn the meeting and Chris Christensen seconded. 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

Jeffrey D. Crysler Family Trust, 4277/4281 Slate Hill Road – 1 lot subdivision

Andrew Aupperle and Owen Haney were present to discuss a one (1) lot subdivision. Mr. Aupperle advised that there are no changes to what had been discussed at the previous meeting. They would like to subdivide the existing house from the parcel with the office building. The buildings will meet setback on both properties. Chris Christensen asked whether the lots have ever been combined or have always been separate. There was a new dotted line that appeared on this map that wasn't on the original submittal. Mr. Aupperle advised that a new abstract is being created and he wasn't sure if the lot has always been together or were two (2) lots created by deed. They will investigate and make the necessary corrections on the map prior to sending it to Onondaga County Planning. Mr. Christensen also advised that he would like to have the septic location of both buildings on the map.

The Chair, Jerry Wickett asked the Board to review SEQR and Kathy Carroll made a motion that the proposed action will not result in any significant adverse environmental impacts. Michelle Bingham second 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

The project will be sent to OCPB for review and a public hearing will be held at the August meeting.

Volles Realty, 3225 Cherry Valley Turnpike – 2 lot subdivision

Maureen Peron, attorney was present to discuss a two (2) lot subdivision. The changes that were discussed at the June meeting were made and new maps submitted. Ms. Peron advised that there will be no agricultural use in the barns and they will require a 15' setback. After reviewing the maps, both properties will

require a side yard setback for these buildings. As requested, the deed book and page for the cemetery are located on the new map.

The Chair, Jerry Wickett asked the Board to review SEQR and Michelle Bingham made a motion that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen second 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

The project will be sent to OCPB for review and a public hearing will be held at the August meeting. The applicant will also submit area variance applications.

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

David Killian was present to discuss his approved subdivision. There was discussion regarding drainage on these properties. He has had his engineer submit a SWPPP application but was concerned that he was not advised this was required during the subdivision process. Mr. Killian stated that he is hearing two (2) different stories from his engineer and the town engineer. He wants to know what is expected of him and what needs to be done on the property as far as drainage. A sediment erosion plan has also been submitted to the engineers for review.

Town Engineer, Jason Kantak, advised that a letter was sent to the PB and to Ed Reid (Mr. Killian's engineer) dated July 2, 2018 that reviewed the SWPPP and sediment control plan. Mr. Killian would like to set up a meeting with Ed Reid and Jason Kantak so that they can all discuss the outstanding issues and everyone is on the same page. A check in the amount of \$2000 also needs to be submitted to our office and an escrow account created to cover engineering fees. Mr. Killian

would like to have another building permit issued and Mr. Gascon, town attorney, advised that is at the discretion of the codes office.

Tuscarora Golf Club, Howlett Hill Rd – site plan

Nick Masterpole and Paul Cappucilli were both present to discuss the change in site plan regarding the drainage. Mr. Cappecilli stated that the contractor spoke to the neighbors to the west of the new parking lot and advised that they were making changes to the drainage plan that was approved during site plan review. The neighbors were advised that this would work better for them and prevent additional water from coming onto their site. During the conversation, the neighbors asked that they leave the three (3) large trees and the contractor did. The contractor advised that if they left the drainage swale along Howlett Hill Rd. they would have ponding along the road and onto the neighbor's property. They dug deeper along the side so the water was sent to the back of the property instead of around the property. The burm was moved to the east due to the neighbor wanting to keep the trees. They feel this will provide a better buffer to the neighbor and help keep the water off of the neighbor's property.

Jason Kantak stated that the engineered swale collects water and diverts it around the parking lot. He thinks the design that was completed is a better design that what was originally submitted and approved however he doesn't feel the numbers reflect the square footage correctly. The new map completed by Rudy Zone is incorrect but the calculation is correct. Mr. Kantak stated that the new plan is a good solution but it is a deviation from what was originally approved by the Board.

Chris Christensen stated that they did exactly what they told us was not going to be done. We were advised that nothing was going to go into the right of way. While the plan may have been built correctly it is not what was presented and approved by the PB. The water will now be going directly into the drainage ditch and it didn't before. The water will also be going right along the neighbor's property line and it didn't before. There was no reason for a Planning Board to create a ditch to take water onto a neighbor's property. If a modification was needed it should have been presented and approved by the Planning Board.

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Jerry Wickett advised that our main goal is to protect the neighbor's property and we were advised by the Town Engineer and applicant's Engineer the original plan would do that.

Jason Kantak stated this will help alleviate the drainage around the garage area. We want to make sure that Onondaga County DOT is aware of the change. The application will need to reflect any modifications/changes that were done. There was discussion regarding who is going maintain the drainage and if it isn't working properly who will repair it. The same discussion was had regarding the infiltration ditch as well as the swale near the property line. Mr. Cappuccilli stated that Tuscarora will make sure all of these are maintained by the golf club. The two (2) ingress/egress areas need to be paved to prevent stone from being pulled out onto the main road. They will work with the Codes Officer to get the stop work order lifted and install the lights and fence.

Michelle Bingham made a motion to approve the sight plan modifications with the contingencies that the 2 driveways be paved; and that the drainage ditches; infiltration ditch and swale all be maintained and if this is not done regularly and correctly the Town can come onto their property to maintain them and the cost will be charged to their taxes; and a revised page (C2) be updated and submitted to our office. Kathy Carroll 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

The minutes of the June meeting stand as presented.

The meeting was adjourned at 9:30 PM

Respectfully submitted,
Karen Cotter, Secretary

