

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

**August 6, 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 August 6, 2018.

Due to the Labor Day holiday Jerry Wickett made a motion to change the date of the September Planning Board meeting to Thursday, September 6, 2018. Chris Christensen 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

**Laura Hogan, 4241 New Seneca Turnpike – 1 lot subdivision**

A continuation of a public hearing was held for a one (1) lot subdivision located at 4241 New Seneca Turnpike. 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 September meeting. Jerry Wickett made a motion to adjourn the meeting and Kathy Carroll 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**

A public hearing was held for a one (1) lot subdivision and Andrew Aupperle and Owen Haney were present to represent the project. 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 all setback on both properties. The Chair, Jerry Wickett, read the OCPB resolution #S-18-51, dated July 25, 2018 into the minutes. He then asked if anyone would like to speak in favor or opposition to the project and there were none. There was discussion regarding the modification from the OCPB resolution regarding stating that there needs to be an agreement between the owner and seller regarding the skirt of the driveway – an easement will be required. Mr. Aupperle advised that he would contact the owner and provide the agreement to us. Hearing no further questions, Kathy Carroll made a motion to close the public hearing and Ron Schneider 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

Kathy Carroll made a motion to approve the project as presented as a public hearing was held and no one spoke in opposition; the applicant agrees to submit a letter of agreement indicating an easement for the skirt of the driveway with

signatures from both parties. Chris Christensen 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Jeffrey D. Crysler Family Trust, on a one (1) lot subdivision located at 4277/4281 Slate Hill Road in a Business Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 6, 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 "Jeffrey D. Crysler Family Trust Subdivision", such approval being based on a map made by Douglas Reith, CNY Land Surveying, dated June 15, 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 Department.
4. Conditions set forth in the OCPB resolution #S-18-51, dated July 25, 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 303A
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/Norris Homestead, 3225 Cherry Valley Turnpike – 2 lot subdivision**

A public hearing was held for a two (2) lot subdivision. Maureen Peron, attorney was present to discuss a two (2) lot subdivision. The Norris's will retain the house and large barn on lot one (1). Lot two (2) with the house and barn will additional increase of lot size is to be conveyed to their son. Due to the location of the barns they each will require an area variance. The Chair, Jerry Wickett, read the OCPB resolution #S-18-50, dated July 25, 2018 into the minutes. In reference to a comment made my OCPB the applicant has provided a document regarding access to the cemetery (lot three 3). Hearing no further questions Kathy Carroll made a motion to close the public hearing and Ron Schneider 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

Kathy Carroll made a motion to approve the subdivision as a public hearing was held and no one spoke in opposition; the project is contingent upon approval of an area variance on lot one (1) and lot two (2). Scott Stearns 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Volles Realty, on a two (2) lot subdivision located at 3225 Cherry Valley Turnpike in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon August 6, 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 " Volles Realty Subdivision", such approval being based on a map made by Lehr Land Surveyors, dated May 22, 2018 and revised June 13, 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 Department.
4. Conditions set forth in the OCPB resolution #S-18-50, dated July 25, 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 303A
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. A side yard area variance must be approved for lots one and lot two
9. No building permits are to be issued until all contingencies are met.

**Mary Beth Grau, 2880 Shamrock Rd – 1 lot subdivision**

She would like to create one (1) new building lot, approximately three (3) acres, that will be sold to a neighbor to construct a house on it. OCDOT has already approved the site distance and a letter, dated June 11, 2018, was submitted. Chris

Christensen asked Jason Kantak from TDK Engineering if he saw any drainage concerns and since there is less than one acre of disturbance he sees no issues. Jerry Wickett asked the PB to review SEQR. Michelle Bingham made a motion that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen 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

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

**David Killian, Frank Gay Road - drainage modification**

There was continuation of drainage discussion regarding the five lot subdivision that has been approved. Jason Kantak advised that he has been working with Mr. Killian's engineer, Ed Reid, regarding the changes in drainage that Mr. Killian has requested. Mr. Kantak advised that there are still a few details that need to be corrected but the report is substantial enough to make sure all of the drainage is correct and will not flow onto neighboring properties. The MS4 report has been submitted and an acceptance letter received as well as a notice of intent filed with the DEC. Mr. Kantak will follow up on this project and make sure everything will be completed correctly. Jerry Wicket made a motion to accept the SWPP received today along with the map changes dated June 11, 2018 and revised July 27, 2018. 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

**Tuscarora Golf Club, Howlett Hill Rd – drainage modifications**

A corrected plan was submitted and reviewed by the Town Engineer and the PB. Changes were made during construction of the parking lot and never submitted for approval to the Planning Board or the Town Engineer. Chris Christensen stated that the new plan seems to be working but he would not have approved these changes if they had been presented during the original request. Mr. Christensen wants to make sure that this plan can and will be maintained and that no water should go onto the neighbors property. Jerry Wickett made a move to approve the submitted changes and Kathy Carroll seconded. The motion carried with the following vote:

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

**Scott Chatfield, Brewer Rd. – two (2) lot subdivision**

The Chair, Jerry Wickett, asked if anyone had anything else they would like to discuss with the Planning Board - Scott Chatfield presented subdivision maps and discussed the history of the property. Mr. Chatfield advised that he did not recall a subdivision being submitted for this property until the Planning Board secretary, Karen Cotter, gave him a copy of the signed paperwork along with minutes and a subdivision resolution. On January 7, 2002 Mr. Chatfield was approved for a five lot subdivision that was later modified to a 3 lot subdivision. However, final maps were never submitted, signed or filed with Onondaga County. Mr. Chatfield explained that he would now like to create two (2) new lots.

His proposal includes the following:

- Lot two (2) which will have 25 acres is to be sold to Richard Horrigan for farming
- Lot one (1) would be created and then attached to his neighbor, James Hall, property. Mr. Chatfield does not believe a separate subdivision application needs to be completed for the attachment of property to Mr. Hall. The Chair, Jerry Wickett, explained that this is a separate subdivision as he is proposing putting two (2) parcels together and an additional application will be required.
- The residual property will contain his house and additional buildings - he plans on selling this parcel.
- The driveway for the existing house will now need a proposed easement as it will run through lot two (2).

Mr. Chatfield advised that when we receive the paperwork both names (Scott Chatfield and James Hall) will be on the one application and he is not submitting a separate application. Town Attorney, James Gascon, stated that we do not have an application before the Board and therefore can't make any type of determination. Mr. Chatfield was advised what would be required for this project and he advised that he would be filing a section 78 against the Town as he does not believe the additional application is required.

The minutes of the July meeting stand as presented.

The meeting was adjourned at 10:00 PM

Respectfully submitted,

Karen Cotter  
Secretary

