

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

October 1, 2018

Present: Chairperson Jerry Wickett Chris Christensen, Scott Stearns,
Kathy Carroll, Ron Schneider
Absent: Mark Taylor, Michelle Bingham
Town Counsel: Rich Andino of Costello, Cooney, and Fearon
Town Engineer: Jason Kantak of TDK Engineering (Absent)
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 October 1, 2018.

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 October meeting. Jerry Wickett made a motion to adjourn the meeting 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

Scott Chatfield, 3100 Brewer Rd./James & Meridith Hall 3149 Brewer Rd. – two (2) lot subdivision

A public hearing was held for a three (3) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified mailing receipts were on file. Mr. Chatfield advised that he would like to reconfigure the lots as follows:

1. Lot 1 is .47 acres that will go to his neighbor and attached to the neighbor's property (James Hall).
2. Lot 2 will be a 25.78-acre parcel that will be sold to a farmer and used as tillable land. The 25-acre parcel will have an easement to allow the ingress/egress to the property with the existing house (Lot 3).
3. Lot 3 will be a 15.94-acre parcel and has the existing house with the barn and additional buildings located on it

At the September meeting we requested two (2) modifications to the map –

1. Lot 1 needed to show that it was also attached to the Hall property that is located across the road
2. The map needed to have the verbiage that was listed in the insert – No use Change – removed from the map

A new map modified on September 9, 2018 was submitted with those corrections. The Chair, Jerry Wickett, read the OCPB resolution #S-18-72, dated September 20, 2018 into the minutes. He then asked if anyone would like to speak in favor or opposition to the project and there was none. Chris Christensen stated that we will need deeds describing the conveyance of properties. They will need to be filed with the County as lot indication – not meets and bounds - using the subdivision map.

Jim Gascon stated the Mr. Hall could do a quick claim deed to add all the parcels together, including the parcel across the road. Mr. Hall should have only one (1) tax map for that property. Mr. Christensen stated that the intent is to have Lot 1 (3 parcels) as 1 parcel so we aren't creating a non-conforming lot. Hearing no further questions Chris Christensen made a motion to close the public hearing and Kathy Carroll seconded.

The motion carried with the following vote:

Jerry Wickett – aye
Chris Christensen – aye
Kathy Carroll – aye
Ron Schneider – aye
Scott Stearns – aye

Chris Christensen made a motion to approve the subdivision as presented as a public hearing was held and there was no opposition; the proposed lots are all conforming with appropriate road frontage; these properties were originally created by the McBurney 3 lot subdivision and Chatfield 2 lot subdivision. This takes those 5 lots and reconfigures them into a 3-lot subdivision; the .47-acre parcel to James Hall is added on to his property filed as deed #4252 for lot 1; new deed descriptions need to be submitted to our office; and contingent upon verbiage review based on agreement by the Town Attorney. Kathy Carroll seconded the motion.

The Motion further provides as follows:

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Scott and Kathleen Chatfield and James Hall, on a three (3) lot subdivision located at 3100 and 3149 Brewer Rd. in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon October 1, 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

WHEREAS, the Onondaga County Planning Board reviewed the application and issued a determination that the proposed subdivision will have no significant adverse intercommunity or County-wide implications and may consequently be

acted upon solely by the referring board.

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 "Chatfield-Hall Re-Subdivision", such approval being based on a map made by Ianuzi & Romans Land Surveying P.C., dated June 8, 2001 and revised June 22, 2001, December 27, 2001, October 23, 2002, July 12, 2018 and September 9, 2018

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations.

The motion carried with the following vote:

Jerry Wickett – aye
Chris Christensen – aye
Kathy Carroll – aye
Ron Schneider – aye
Scott Stearns – aye

Peter Beratta, 4303 Slate Hill Rd. – Sign Discussion

Mr. Beratta would like to place a large rock on his property to use as a sign for their business. The sign would be similar to what Tuscarora Golf Club has on their property. The following was discussed:

- There will be no light on the sign
- He will clear a portion of the hedgerow
- A sign will not be attached to the rock but possibly lasered directly onto the rock
- Will not meet setbacks – advised possible variance required
- Special Permit will be required
- Will not impede sight distance – located on the north side of the building
- Town Engineer would need to review project
- Approval from the County would also be required

Mr. Beretta will take all of this into consideration and decide how he wants to proceed.

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The minutes of the September meeting stand as presented.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary