

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

**December 3, 2018**

**Present:** Chairperson Jerry Wickett Chris Christensen, Scott Stearns,  
Kathy Carroll, Ron Schneider, Mark Taylor,  
Michelle Bingham

**Absent:**

**Town Counsel:** Jim Gascon 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 December 3, 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. Per the applicant's request Jerry Wickett made a motion to adjourn the project until February and Michelle Bingham 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

**B & C Storage Solutions, 2388 Lawrence Rd. – Site plan modification**

Matt Slade was present to represent the project and a notarized letter from the owner, Bruce Pollock was submitted. Mr. Slade advised that they would like to modify the existing site plan and add an additional 6000 square foot building. The following was discussed:

- They will be cutting into the side of the hill and have a retaining wall
- Around the building at approximately every 30' there will be a light pack with down lighting – similar to what exists on the other buildings. The Board want to make sure it is down lighting and does not spill off the site and effect the neighbors
- The driveway goes around the entire side of the building
- Currently there are two (2) rows for parking – these are not shown on the submitted map
- The last site plan submitted shows a hedgerow of trees – the Board wanted to know if these were planted and Mr. Slade stated he would check
- There was discussion regarding the drainage – a letter was submitted from their engineer stating there wouldn't be any issues. We would like to see the plan that indicates how the drainage is going to flow to the easement and to make sure it doesn't drain onto the corner of the property and/or onto the neighboring property.
- No additional fence
- At this time Mr. Slade advised there are no plans for additional buildings
- The requirements for SWPP have changed since their last construction – they will need to follow the new regulations
- TDK Engineering will need to review the plan and the applicant's engineer should contact them
- Mr. Slade will submit a new plan with the corrections that were discussed and add the contours onto the map. He will also check to see if the trees have been planted and make sure he provides the appropriate drainage information that is sufficient and approved by TDK

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Jerry Wickett made a motion to adjourn the project to the January 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

***Discussion:***

**Laurie Kratz, 2603 Seal Road – possible subdivision/area variance**

Ms. Kratz explained that there is a possibility that she would be subdividing her property. The location of the proposed new property line incorporates the existing barn and house but would require an area variance. The Board questioned whether she has the 150' road frontage on each of the lots; it is a possibility that she would need an easement for access; and how many lots will she actually be creating with how much acreage. There were additional comments regarding if the lots are 5 acres or less if she needs to meet the 100' setback for the existing barn that houses her horses. Ms. Kratz was going to go home and review exactly what she has for setbacks, road frontage and how many lots she can actually create.

The minutes of the November meeting stand as corrected.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary