

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

June 3, 2019

Present: Chairperson Jerry Wickett, Chris Christensen,
Ron Schneider, Scott Stearns, Holly Tuffenkjian, ,
Kathy Carroll
Absent: Mark Taylor
Town Counsel: Jim Gascon of Costello, Cooney, and Fearon
Town Engineer: Joe Durand 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 3, 2019.

Jerry Wickett made a motion to change the August meeting from Monday August 5, 2019 to Thursday, August 1, 2019. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett - aye
Chris Christensen - aye
Ron Schneider – aye
Scott Stearns – aye
Kathy Carroll - 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. Per the applicant's written request, Scott Stearns made a motion to adjourn the project until July and Ron Schneider seconded. The motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

David Farrell, 4648 Limeledge Rd – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into them minutes and advised that the certified receipts are on file. Mr. Farrell would like to combine two (2) existing lots into one (1). These lots were originally created via a subdivision in 2013. One of the lots has his house and the other is vacant. There will be a five (5) year moratorium on any future subdivision of the property and Mr. Farrell stated that he had no issues with that restriction. The driveway that was approved during the original subdivision will remain with the property and he understands that the drainage was based on the original subdivision and any changes would require him to meet whatever the current regulation will be. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or opposition to the project and there were none. He then read the OCPB resolution #S-19-30, dated May 15, 2019 into the minutes. Chris Christensen made a motion to close the public hearing and Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

Chris Christensen made a motion to approve the subdivision as a public hearing was held and there was no opposition; this is a combination of two (2) lots for a more reasonable tax structure; there is a five (5) year moratorium on a new subdivision. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL

has been duly filed by David Farrell on a one (1) lot subdivision located at 4648 Limeledge Rd, in a Residential Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon June 3, 2019 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 "Farrell Subdivision", such approval being based on a map made by Doug Reith, CNY Land Surveying, dated March 29, 2019.

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 dated May 19, 2019.

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.

Angela & Nate Tarbell, 4719 Frank Gay Rd – 1 lot subdivision
Jean Shaffer, 4729 Frank Gay Rd – 1 lot subdivision

A public hearing was held for both projects. The secretary, Karen Cotter, read the legal notice and advised the certified receipts are on file. The Tarbell's would like to move a lot line 25' from their property and attach it to the Shaffer property. There is a 60' future road ROW (created via subdivision) that divides the two (2) properties – these are considered corner lots. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or opposition to either project and there were none. He then read the OCPB resolution #S-19-31, dated May 19, 2019 into the minutes. Chris Christensen made a motion to close the public hearing and Ron Schneider seconded the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

Chris Christensen made a motion to approve the Tarbell subdivision as a public hearing was held and there was no opposition; it is a transfer of a small piece of property that is to be attached to the neighboring property; and the size of lots are consistent with the neighborhood.

Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Tarbell-Shaffer subdivision on a one (1) lot subdivision located at 4719 Frank Gay Rd, in a Residential Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon June 3, 2019 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 "Tarbell-Shaffer Subdivision", such approval being based on a map made by Paul James Olszewski, dated April 19, 2019.

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 dated May 19, 2019.
 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.

Chris Christensen made a motion to approve the Shaffer subdivision as a public hearing was held and there was no opposition; it is a transfer of a small piece of property from the neighboring property and attach it to her property; and the size of lots are consistent with the neighborhood. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Tarbell-Shaffer subdivision on a one (1) lot subdivision located at 4729 Frank Gay Rd, in a Residential Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon June 3, 2019 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 "Tarbell-Shaffer Subdivision", such approval being based on a map made by Paul James Olszewski, dated April 19, 2019.

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 dated May 19, 2019.
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.

Sigmund Rogalia, 2930 Shamrock Rd – 1 lot subdivision
Michael Rogalia – 2114 Coon Hill Rd

Doug Rieth explained that they would like to remove 10 acres of property from Sigmund Rogalia's and attach it to Michael Rogalia's property. They both have separate septic plans on their individual properties. Hearing no questions from the Board, the Chair, Jerry Wickett asked them to review and make a motion on SEQR.

Sigmund Rogalia -

Kathy Carroll made a determination that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye

Ron Schneider – aye

Holly Tuffenkjian - aye

Scott Stearns - aye

Kathy Carroll – aye

Michael Rogalia –

Kathy Carroll made a determination that the proposed action will not result in any significant adverse environmental impacts.

Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

Both projects will be sent to OCPB and to a public hearing in July.

B & C Self Storage Solutions, 2388 Lawrence Rd – site plan modification

Matt Slade was present to discuss the modification of this site. The following points were discussed:

- The 6' retaining wall and area will be leveled out
- Joe Durand advised that he spoke to both Matt and Rudy Zona regarding the drainage concerns from prior meetings
 - They will regrade the berm on the north side-original had overflow to the North
 - Keep storm water on site
 - Landscaping, seeding and regrading must all be completed prior to getting a CO
 - There is no erosion plan on the map – this must be stabilized and information should be submitted – Rudy Zona's plan must prevent water from going off site
 - Discuss infiltration basin – drains
 - Discussed memo from RZ Engineering dated May 16, 2019 and reviewed TDK memo dated June 3, 2019
- Evergreen trees may not match what is on site and map
- Down lights similar to what exists need to be in place for any additional lighting
- An as built will be required as well as all drawings approved prior to receiving a Certificate of Occupancy

Jerry Wickett made a motion to accept the site plan as amended as long as all the conditions discussed above are met and with the submittal of the requested

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additional information. Chris Christensen seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

Tim and Erica Luebner – Rose Hill Rd

No one present for discussion

Minutes –

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Jerry Wickett made a motion to waive the reading of the minutes and accept as distributed. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Kathy Carroll – aye

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter, Secretary