

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

December 2, 2019

Present: Chairperson Jerry Wickett, Ron Schneider, Scott Stearns,
Holly Tufenkjian, Chris Christensen, Kathy Carroll
Absent: Mark Taylor
Town Counsel: Jim Gascon of Costello, Cooney, and Fearon
Town Engineer: Joe Durand 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 2, 2019.

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. Mr. Hogan explained that he would like to create one (1) new building lot. The Chair, Jerry Wickett, reread OCPB resolution #S-18-41, dated June 13, 2018 into the minutes. Per the County's comments Mr. Hogan will remove the requested verbiage before he submits the final plat. The Town Engineer has reviewed the subdivision map and submitted a memo dated November 26, 2019, stating they had no issue with the map and the designated wetlands would not affect the proposed new lot. Jerry Wickett asked if anyone would like to speak in favor or in opposition to the project and there were none. Hearing no further questions from the Board Chris Christensen made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

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

Kathy Carroll made a motion to approve the subdivision as presented as a public hearing was held and here was no opposition to the project; and the applicant agrees to remove the requested verbiage from the final plat. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett - aye
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 Laura Hogan, on a one (1) lot subdivision located at 4241 New Seneca Turnpike in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon May 30, 2018 and every month through December 2, 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 “Laura Hogan Subdivision”, such approval being based on a map made by Douglas Lehr, dated May 4, 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 dated June 13, 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.

Minutes:

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

Jerry Wickett - aye
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