

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

July 6, 2020

Present: Chairperson Jerry Wickett, Ron Schneider, Scott Stearns,
Holly Tufenkjian, Mark Taylor
Absent: Chris Christensen, Kathy Carroll
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 Marcellus Fire Hall for the Town of Marcellus, located at 4242 Slate Hill Rd, Marcellus, New York, on July 6, 2020.

SUBDIVISIONS – PUBLIC HEARINGS

Reinald Smith, 4158 New Seneca Turnpike – 1 lot

A public hearing was held for a one (1) lot subdivision with the residual parcel to keep the house and additional buildings. The secretary, Karen Cotter, read the legal notice into the minutes. This would legitimize Parcel B giving it the appropriate road frontage required under today's zoning regulations. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. The OCPB resolution #S-20-27, dated July 1, 2020 was read into the minutes. Hearing no questions from the Board, Jerry Wickett made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

Scott Stearns made a motion to approve the subdivision as presented as this is a readjustment of lot lines and all existing buildings and solar panels will meet setback requirements; a public hearing was held and there was no one present in opposition; new deeds will be submitted to our office; and the subdivision legitimized road frontage on parcel B. Mark Taylor seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Reinald Smith on a one (1) lot subdivision located at 4158 New Seneca Turnpike, in a Residential 1 zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon July 6, 2020 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 "Reinald Smith Subdivision", such approval being based on a map made by John Damiano, Advanced Information Systems, dated January 29, 2020 and revised March 16, 2020.

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 July 1, 2020
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.

Paul and Alicia Sofranko, 3520 South Street Rd – 1 lot

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Sofranko explained he would like to combine the two (2) lots together to make a legal building lot. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project? Harold Meyers, 3600 South Street Rd. said he was in favor of the project but didn't understand why the applicant had to notify him and/or go through the subdivision process. Mr. Wickett advised that the Town of Marcellus had rules and regulations regarding subdivision and Mr. Sofranko was following those regulations.

The OCPB resolution #S-20-28, dated July 1, 2020 was read into the minutes. Hearing no questions from the Board, Jerry Wickett made a motion to close the public hearing and Holly Tuffenkjian seconded. The motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

Scott Stearns made a motion to approve the subdivision as presented as this is a readjustment of lot lines; a public hearing was held and there was one (1) person in favor of the project and no one present in opposition. Mark Taylor seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Paul and Alicia SoFranko on a one (1) lot subdivision located at 3520 South Street Rd., in a Residential 1 zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon July 6, 2020 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 "Sofranko Subdivision", such approval being based on a map made by Ianuzi & Romans Land Surveying dated October 3, 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 July 1, 2020
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.

SUBDIVISIONS – PRELIMINARY APPLICATIONS

James Thompson, 2829 Slate Hill Rd – 1 Lot

Pamela & George Glamos, 2817 Slate Hill Rd – 1 lot

Mr. Glamos explained that Mr. Thompson will be selling him a piece of his property from 2829 Slate Hill Rd. and Mr. Glamos will be attaching it to their existing parcel at 2817 Slate Hill Rd. All setbacks of existing buildings will be met and on lot 3A the approved driveway location needs to be located on final map. Hearing no further questions from the Board the Chair, Jerry Wickett, reviewed SEQR and asked for a motion on part 2.

James Thompson, 2829 Slate Hill Rd.- Scott Stearns made a motion based on the information and analysis provided that the proposed action will not result in any significant adverse environmental impacts. Jerry Wickett seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

Pamela and George Glamos, 2817 Slate Hill Rd - Scott Stearns made a motion based on the information and analysis provided that the proposed action will not result in any significant adverse environmental impacts. Jerry Wickett seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

This project will be sent to OCPB for review and a public hearing at our August meeting.

Jeanne Overend, 2211 Stump Rd – 2 lot

Mrs. Overend explained that they have 62 acres and would like to subdivide the property into two (2) new lots. Lot one (1) will be 19 acres and have the existing house and barn – all will meet setback regulations. Lot 3 will have 6 acres and her daughter will be building a house on it. The residual property, lot two (2) will have 34 acres and continue to be used for farming. Jerry Wickett advised that she will need driveway approval for lot three (3) and a future road ROW for lot two (2). Mrs. Overend advised she has been trying to reach OCDOT but they are not returning her calls. Joe Durand advised he may have a name and number for her to contact. Hearing no further questions from the Board the Chair, Jerry Wickett, reviewed SEQR and asked for a motion on part 2.

Scott Stearns made a motion based on the information and analysis provided that the proposed action will not result in any significant adverse environmental impacts. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

This project will be sent to OCPB for review and a public hearing at our August meeting.

Kristy & Tyler Kudlick, 2553 Dublin Court – 1 lot

Mrs. Kudlick explained that they would like to combine their existing lot with their house and pool and combine it with the rear property which would total .84 acres. The rear lot was on a separate deed and created and purchased by her grandfather back in the 1950's. Hearing no questions from the Board the Chair, Jerry Wickett, reviewed SEQR and asked for a motion on part 2.

Scott Stearns made a motion based on the information and analysis provided that the proposed action will not result in any significant adverse environmental impacts.

Jerry Wickett seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

This project will be sent to OCPB for review and a public hearing at our August meeting.

SITE PLAN MODIFICATION

Chocolate Pizza, (Ryan Novak) 3774 Lee Mulroy Rd – addition

Ryan Novak advised that they would like to construct a 40' addition to the existing building on the west side. He stated that they have maxed out all of their storage and this would be heated as well as cooled. Joe Durand of TDK Engineering, asked if their SWPP report had been submitted and signed off. Mr. Novak was not sure but would check with his engineer. A memo, dated July 6, 2020, was submitted from TDK after they did a review at the Planning Boards request. The following was discussed:

- Project is not a huge expansion
- The addition will be the same color but a bit taller than existing building
- Dumpsters – located at same location
- TDK will talk to Mr. Novak's engineer regarding erosion sediment control
- An As Built will need to be submitted when the addition is completed – prior to CO
- Addition will not be over the existing well
- TDK has no issues with the proposed project -but items addressed in the July 6, 2020 memo should be submitted to TDK and the Planning Board prior to Chocolate Pizza receiving a Certificate of Occupancy from the Codes Officer.

The Chair, Jerry Wickett stated that since there will be no increase of traffic and is consistent with the original approval as well as the neighborhood, he doesn't feel this needs to be reviewed by OCPB. A motion was made by Jerry Wickett to not send the project to OCPB and Scott Stearns seconded. The motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

Jerry Wickett made a motion to approve the site plan modification with the agreement from Chocolate Pizza/Ryan Novak that the requested information from Joe Durand regarding SWPP; and the answers to the TDK Engineering memo, dated July 6, 2020; as well as an updated As Built map be submitted to the Planning Board and TDK prior to Certificate of Occupancy from Codes Officer. Also, all of the requirements from the original site plan must continue to be met. Scott Stearns seconded and the modification to the existing site plan was approved with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary