

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

**September 9, 2020**

**Present:** Chairperson Jerry Wickett, Ron Schneider, Scott Stearns,  
Holly Tufenkjian, Mark Taylor  
**Absent:** Chris Christensen, Kathy Carroll  
**Town Counsel:** Wendy Lougnot 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 Marcellus Fire Hall for the Town of Marcellus, located at 4242 Slate Hill Rd, Marcellus, New York, on September 9, 2020.

### **SUBDIVISIONS – PUBLIC HEARINGS**

#### **Edward, Timothy, and Karen Leubner, 2976 Church Rd – 1 lot**

A public hearing was held for a one (1) lot subdivision that will create a new lot with an existing house and buildings. The secretary, Karen Cotter, read the legal notice into the minutes. Edward Leubner contacted our office and advised they may be changing the total acreage that they would like to subdivide. They will not know the exact amount until later in the month and asked that this project be carried over to the October meeting. The Chair, Jerry Wickett, asked if there was anyone present who would like to speak in favor or in opposition to the project and there were none. The OCPB resolution #S-20-45, dated September 2, 2020, was read into the minutes. Jerry Wickett made a motion to adjourn the public hearing to October and Scott Stearns second. The motion carried with the following vote:

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

**Tyler Estlinbaum, 2718 Falls 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 and advised the mailing labels are on file. Mr. Estlinbaum advised that he would like to combine two (2) lots into one (1). The septic is located on the front of the second lot and this will now alleviate that issue. 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-20-44, dated September 9, 2020 was read into the minutes. Hearing no further questions Scott Stearns 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  
Mark Taylor -aye

Scott Stearns made a motion to approve the subdivision as presented as a public hearing was held and there was no one present in opposition; there will be no adverse impact to the neighborhood; and no new building lots were created. Ron Schneider seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Tyler Estlinbaum on a one (1) lot subdivision located at 2718 Falls Road, in a Residential 1 and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 9, 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 "Overend Subdivision", such approval being based on a map made by Jeffrey Schultz, dated July 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 September 2, 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**

#### **Michael & Jennifer Wilcox, Route 20 – 1 lot**

#### **Dan Ramsden, 2987 Route 20 – 1 lot**

Dan Ramsden explained that the Wilcox's are selling him approximately an acre of property to be attached to his existing parcel. He stated that this is a lot line adjustment and no new lots are being created. The Chair, Jerry Wickett asked the PB to review SEQR for the Wilcox subdivision. Scott Stearns made a motion based on the information and analysis as well as the supporting documentation 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  
Mark Taylor -aye

The Chair, Jerry Wickett asked the PB to review SEQR for the Ramsden subdivision. Scott Stearns made a motion based on the information and analysis as well as the supporting documentation 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  
Mark Taylor -aye

This project will be sent to OCPB for review and a public hearing in October.

-pg5-PB  
September 9, 2020

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

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

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter  
Secretary