

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

October 5, 2020

Present: Chairperson Jerry Wickett, Ron Schneider, Scott Stearns,
Holly Tufenkjian, Mark Taylor, Chris Christensen,
Kathy Carroll

Absent:

Town Counsel: James 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 Marcellus Town Hall for the Town of Marcellus, located at 24 East Main St. Marcellus, New York, on October 5, 2020.

SUBDIVISIONS – PUBLIC HEARINGS

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

A continuation of a public hearing was held for a one (1) lot subdivision that will create a new lot with an existing house and buildings. The subdivision application was modified to include ten (10) acres of property and the existing house instead of the original five (5) acres. The office contacted OCPB and they advised that the project did not have to be resent and the original resolution (#S-20-45) would stand as is. Hearing no questions from the Board, Chris Christen 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

Chris Christensen – aye

Kathy Carroll - aye

Kathy Carroll made a motion to approve the subdivision as modified to include ten (1) acres of land with the existing house as a public hearing was held and there was no opposition and the project is in keeping with the current agricultural nature of the neighborhood and surrounding properties. 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
Chris Christensen – aye
Kathy Carroll - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Edward, Karen and Timothy Leubner on a one (1) lot subdivision located at 2924 Shamrock Rd, in an Agricultural zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 9, 2020, and October 5, 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 “Rogalia Leubner Subdivision”, such approval being based on a map made by Doug Reith, CNY Land Surveying, dated June 12, 2020 and revised on September 17, 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.

Michael & Jennifer Wilcox, Route 20 – 1 lot
Dan Ramsden, 2987 Route 20 – 1 lot

A public hearing was held for a one (1) lot subdivision for Michael and Jennifer Wilcox, Route 20 and a one (1) lot subdivision for for Dan Ramsden, Route 20. The secretary, Karen Cotter, read the legal notice into the minutes and advised the mailing receipts are on file. Mr. 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.

Mr. Wilcox was advised that there is a five (5) year moratorium on any future subdivision and this included both properties. Jerry Wickett stated that was true, however, this was a lot line change and no new lot has been created. The Chair, Jerry Wickett, read the OCPB resolution #S-20-46 dated September 22, 2020, into the minutes. He then asked if there was anyone present who would like to speak in favor or opposition to the project? Hearing no questions from the Board, Jerry Wickett made a motion to close the public hearings for both subdivisions 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
Chris Christensen – aye
Kathy Carroll - aye

Michael & Jennifer Wilcox, Route 20

Kathy Carroll made a motion to approve the Wilcox's one (1) lot subdivision located at Route 20 as a public hearing was held and there was no opposition; the project meets all requirements and contingent upon the completion and filing of the Dan Ramsden subdivision located at Route 20. 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
Chris Christensen – aye
Kathy Carroll - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Michael and Jennifer Wilcox on a one (1) lot subdivision located at Route 20, in an Agricultural zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon October 5, 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 "Wilcox – Ramsden Subdivision", such approval being based on a map made by Jay Holbrook, dated August 13, 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 Including the completion and filing of the Ramsden subdivision.

Dan Ramsden, 2987 Route 20

Kathy Carroll made a motion to approve the Dan Ramsden one (1) lot subdivision located at 2987 Route 20 as a public hearing was held and there was no opposition; the project meets all requirements and contingent upon the completion and filing of the Michael and Jennifer Wilcox subdivision located at Route 20. 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
Chris Christensen – aye
Kathy Carroll - aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Dan Ramsden on a one (1) lot subdivision located at 2987 Route 20, in an Agricultural zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon October 5, 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

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3. Successful drainage plan approved by the Onondaga County Health Department.
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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 including the completion and filing of the Michael & Jennifer Wilcox subdivision.

SKETCH PLAN –

Nichelle & Ryan Agricolla, 2545 West Seneca Turnpike

Mr. Agricolla advised that he would be removing the old, existing house and a friend would like to build a new house on the property. Mr. Agricolla would like to subdivide property from his existing lot located at 2637 West Seneca Turnpike and attach it to the 2545 West Seneca Turnpike property. The Board had no issues with what was presented and Mr. Agricolla will move forward with the subdivision application.

SITE PLAN –

Marietta Metal Fab, Jeffrey Unger, 2590 Pleasant Valley Rd

Mr. Unger advised that he has a purchase offer on the property that has an existing metal building on it. He would like to run his metal fabricating business from there. The property is located in a B 1 zone and is an allowable use. The following was discussed:

- He would be welding as well as equipment repair
- The jobs are never the same – always something different
- Not a high traffic business
- No employees
- No changes to site except to add an 8' X 10' storage container
- He would like one (1) lit sign on the building and one (1) sign located by the road. Dimensions and lighting were discussed.
 - The sign by the road will not be lit
 - The sign on the building will be lit but he was advised no fluorescent lighting allowed
 - He will meet all size regulations for signs

- The container will be for storage of equipment that is not often used
- The new container will match the building and will not go any further to the road than the existing building
 - Screening/placement of shrubs/trees was discussed along the west side of the property – where the storage container will be located. They must be maintained
- Any lighting must be downlighting
- He is using the same main access
- He will have a small dumpster
- Very few deliveries and they will go straight in to the front of the building
- No storage allowed in front of the building
- No bathrooms at this time
- There are no set hours – he works seven (7) days a week

Jerry Wickett stated that he doesn't believe this needs to be sent to OCPB as this is allowed in the B1 zone, it is an existing building that already had a similar business to what Mr. Unger will be operation; and it meets all of our regulations. Mr. Unger will come to our November meeting to request a special permit for the storage container and signs. This project was submitted without enough time to advertise a public hearing for special permits. Kathy Carroll made a motion to approve the project per his submitted map with the addition of shielding and/or screening along the west side of the proposed storage container. 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
Chris Christensen – aye
Kathy Carroll - aye

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for the Marietta Metal Fab, on premises located at 2590 Pleasant Valley Rd., Marcellus, New York in a Business district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Applicant will provide Shielding/Screening along the west side of the storage container and it must be maintained.

MINUTES -

Jerry Wickett made a motion to waive the reading of the October 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
Chris Christensen – aye
Kathy Carroll - aye

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter
Secretary