

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

April 5, 2021

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

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 April 5, 2021.

PUBLIC HEARING - SUBDIVISION

Russell and Sherry Carr, 2214 Coon Hill Rd – 2 lot

Matthew Ryan and Samantha Stillwell, 2210 Coon Hill Rd – 1 lot

A public hearing was held for a two (2) lot subdivision and a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notices into the minutes and advised the mailing receipts were on file. Mr. Carr explained he would like to create a new 19- acre lot that would be used for agricultural purposes only and the other six (6) acre lot would be attached to Matthew Ryan's property. The residual 16 acres would have the existing house and barn. Laurie Stevens wants to purchase the 19 acre lot and it would be used for agricultural use only. A new map was submitted with the requested changes. Mr. Christensen stated that per the Muraco subdivision the 60' future road right of way is still located on the map but the previously approved driveway location had been moved. The intent was for the driveway to originally come off of the proposed 60' ROW. It was originally approved for that location due to the standing water/swampy areas located on this property. The Chair, Jerry Wickett, asked if anyone present would like to speak in favor or in opposition to either subdivision and there were none. The Chair, then read the OCPB resolution #S-21-15, dated March 31, 2021 into the minutes.

Hearing no further questions from the Board, Kathy Carroll made a motion to close both the public hearings and Chris Christensen second. 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 made a motion to approve the two (2) lot subdivision, located at 2214 Coon Hill Rd. as a public hearing was held and no one spoke in favor or opposition to the project; the newly created lot is for agricultural purposes only and not a legal building lot; and subject to the approval and completion of the one (1) lot subdivision to Matthew Ryan and Samantha Stillwell at 2210 Coon Hill Rd. Chris Christensen 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Russell and Sherry Carr, on a two (2) lot subdivision located at 2214 Coon Hill Rd. in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon April 5, 2021, 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 known as "Carr Subdivision", such approval being based on a map made by Douglas Reith, CNY Land Surveying, dated February 09, 2021 and revised on March 06, 2021.

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 March 31, 2021.
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.

Kathy Carroll made a motion to approve the Ryan-Carr one (1) lot subdivision, located at 2210 Coon Hill Rd. as a public hearing was held and no one spoke in favor or opposition to the project; the newly created lot will be attached to the existing lot; and subject to the approval and completion of the one (2) lot subdivision to Russel and Sherry Carr at 2214 Coon Hill Rd. 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Mathew Ryan and Samantha Stillwell on a one (1) lot subdivision located at 2210 Coon Hill Rd. in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon April 5, 2021, 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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SUBDIVISION - Preliminary

Laurie Kratz, 2603 Seal Rd. – 1 lot subdivision

Laurie Kratz, 2603 Seal Rd. submitted an application for a one (1) lot subdivision. She modified the map as was discussed during sketch plan and all buildings now meet setback. Ms. Kratz was advised that there is a five (5) year moratorium on future subdivision. There was also discussion regarding the number of horses she had and/or plans on having and making sure she has enough acreage to allow that as well as meeting setback for manure. The neighboring properties needs to be indicated on the final map. Hearing no further questions from the PB the Chair, Jerry Wickett, asked the Board to review SEQR.

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

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

SITE PLAN – Discussion

Fritz Estlinbaum, Lee Mulroy Rd. – Storage for Marine Construction

Rudy Zona, Engineer, and Fritz Estlinbaum were both present to discuss his project. The Board has no issue with the concept of his plan. We do need a complete site plan. Mr. Zona explained that in order for the larger trucks to get around the building to drop off steel the building would require an area variance to be placed 10' off of the side lot line. This Zoning Board has discussed this and understands the request and doesn't feel there will be a problem with his request as Mr. Estlinbaum has advised there will be nothing along that side of the building. However, because we don't have a completed site plan or a set of building plans that would indicate what will be there the Boards can't make any type of decisions. They will blacktop the lower portion of the driveway access, to prevent dirt and stone to go onto the road, and the balance will be stone. Mr. Zona stated that it will be a month or so before he can get all of documentation to our office. The Boards had no problem with this project moving forward.

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MINUTES -

Jerry Wickett made a made a motion to waive the reading of the April minutes and accept as distributed. Chris Christensen 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

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary