

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

June 7, 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 June 7, 2021.

Due to the Fourth of July holiday, Jerry Wickett made a motion to change the July Planning Board meeting from Monday, July 5, 2021 to Thursday, July 8, 2021. 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

Due to the Labor Day holiday, Jerry Wickett made a motion to change the September Planning Board meeting from Monday, September 6, 2021 to Thursday, September 9, 2021. 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

SUBDIVISION – Preliminary

Donald LaPointe, (Bob Rocco) 3940 Slate Hill Rd. – 1 lot

Ward O’Hara, Attorney, was present to represent the project. Mr. Rocco has a purchase offer in on a parcel of property owned by Donald LaPointe and would like to construct a new home in 2022. The following was discussed:

- There is an existing foundation on the proposed new lot that is crumbling and can’t be used for any type of construction. In addition, it would not meet setback
- There is an existing barn that Mr. Rocco wants to investigate and if possible, save and refurbish the barn – then use for storage.
- Chris Christensen advised that we would be creating a lot with an accessory building but no principal structure. We would need to create a time line and control as this is not allowed in an R1 zone.
- Dimensions need to be placed on the subdivision map for all the existing buildings
- List adjoining neighbors on subdivision map
- Need deed reference as to what year the lot was created
- Driveway location and OCDOT approval will be required
- If barn can’t be repaired, he will take it down – if it remains what is the exact use
- Would need a timeline for house construction
- New deeds will be needed
- Is this property in the water district

Hearing no further questions, the Chair, Jerry Wickett, asked the PB to review SEQR. Kathy Carroll made a motion that based on the information and analysis and supporting documentation the proposed action will not result in any significant environmental impacts.

Mark Taylor seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tufenkjian - aye
Scott Stearns - aye
Mark Taylor -aye
Chris Christensen – aye

The applicant will proceed forward with the requested changes and submit a new map for the PB.

SUBDIVISION – Sketch Plan

John and Beth Cusick, 2489 Masters Rd – 1 lot

John Cusick advised the PB that he would like to move forward with his plans to subdivide his property and create one (1) new building lot. The following was discussed:

- The map that was submitted does not show anything to scale
- The divided driveway was approved up to 20' wide – he doesn't need to widen it per OCDOT
- An Easement will be required
- The house needs to be located in the front of the property in the R1 zone and not the Light Industrial zone
- All easements need to be indicated on subdivision map
- Surveyor needs to measure and indicate the Light Industrial location
- There was a question regarding a portion of the barn located in the R1 zone that exists without a special permit

Mr. Cusick asked if there was any way he could place the house in the Light Industrial zone. Mr. Gascon stated that this would be an expansion of a non-conforming use and therefor not allowed. There was additional discussion regarding this topic but the PB is not in favor of trying to increase the use.

Ben Smith, Cherry Valley Turnpike – 1 lot
Jim Masters, Cherry Valley Turnpike – lot

Ben Smith stated that he has a 19.3-acre parcel and would like to subdivide and give 16 acres to Jim Masters. Mr. Smith stated that he purchased the property from an estate sale and the neighboring house was always separate from this piece. Mr. Smith would keep the residual property and will maintain it as a vacant parcel. He has no plans for a residence to be constructed there. Mr. Masters will subdivide the 16 acres to his existing property. They will need to get approved site distance from the NYSDOT. The PB had no issue with the project and the applicants will proceed.

Patchwork Plus, (Tom West) Route 20 – 1 lot

Tom West advised that they are thinking of selling their business and would like to change the zone in that area from R1 with a highway overlay to Light Industrial – similar to what is across the street. He has spoken to the neighboring property owners and they are in favor of the zone change. He has already gone to the Town Board for the change request. Chris Christensen stated the businesses across the road were there when the zone was added or they fall under the highway overlay zone. Mr. Gascon stated we are in the process of getting a Board together to start to discuss the Comprehensive Plan and any zone changes should be reviewed at that time. The Board agreed with Mr. Gascon.

Mr. West would also like to subdivide his property and create one (1) new vacant lot. Mr. Christensen advised that we would need to revisit the draining and details of the flood zone in the area. Mr. West was advised that anyone that purchased the property/business would need to follow the existing site plan and/or come to the Board with a revised plan. He will also need to get driveway approval for the proposed new lot. The Board would need to look at the drainage and water elevation with any changes to the property and/or business.

MINUTES -

Jerry Wickett made a motion to waive the reading of the June 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

Jerry Wickett made a motion to adjourn the Planning Board meeting and Scott Stearns 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

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary