

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

**August 2, 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 August 2, 2021.

**SUBDIVISION -**

**Laurie Kratz, 2603 Seal Rd – 1 lot**

Ms. Kratz provided a new map that shows a change in her original request. She would like to subdivide the existing house and barn and five (5) acres from the large existing lot. Hearing no questions from the Board the project will be sent to OCPB and to a public hearing in September.

**John & Beth Cusick, 2489 Masters Rd. – 1 lot**

Jeff Davis, Attorney, was present to discuss the subdivision. They would like to create one (1) new building lot to construct a new house on the property. They are in the process of selling their existing house and one (1) barn and have an offer on the property subject to subdivision approval. The following was discussed:

- The outstanding issue with the driveway cut has been resolved – they will have an easement from the original driveway onto the newly proposed driveway
- The house will fit at proposed location in an R1 zone – he understands and agrees that they can not have residence go into the Light Industrial Zone – it must be constructed totally in the R1 zone

- His electrical business will be operated from existing metal barn in the Light Industrial zone
- He will have a three (3) bay garage for personal vehicles and personal storage
- There can be no additional subdivision on the properties

The Chair, Jerry Wickett, asked the PB to review SEQR. Kathy Carroll stated that the proposed action will not result in any significant adverse environmental impacts. Mark Taylor seconded and the motion carried with the following vote:

Jerry Wickett - aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Mark Taylor -aye  
Chris Christensen – aye  
Kathy Carroll - aye  
Scott Stearns – aye

The project will be sent to OCPB and a public hearing in September.

**James Gascon, 2440 and 2744 Falls Rd – 1 lot**

Mr. Gascon asked that his project be removed from the agenda

**MINUTES -**

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

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Jerry Wickett made a motion to adjourn the Planning Board meeting and Kathy Carroll seconded. The motion carried with the following vote:

Jerry Wickett - aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Mark Taylor -aye  
Chris Christensen – aye  
Kathy Carroll - aye

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary