

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

September 9, 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 (phone call in)

Town Engineer: Joe Durand of TDK Engineering

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 September 9, 2021.

PUBLIC HEARING - SUBDIVISION -

Lauri Kratz, 2603 Seal Rd – 1 lot

A public hearing was held for a one (1) lot subdivision. The Chair, Jerry Wickett read the legal notice into the minutes. Ms. Kratz advised that she would like to subdivide the existing house and barn and five (5) acres from the large existing lot. The future ingress/egress for the residual lot has been determined by the surveyor that there is enough site distance for either a future road right of way or a driveway. The Chair, Jerry Wickett, read the OCPB resolution #S-21-53, dated August 25, 2021, in to the minutes. He then asked if anyone would like to speak in favor or opposition to the project and there was none. Hearing no further questions from the Board, Kathy Carroll 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

Mark Taylor -aye

Chris Christensen – aye

Kathy Carroll - aye

Scott Stearns – aye

Kathy Carroll then made a motion to approve the project as presented as the applicant enlarged the original proposed lot to legitimize her barn and animals and it is consistent with the neighborhood. Ron Schneider 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Lauri Kratz, on a one (1) lot subdivision located at 2603 Seal Road in an R1 Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 9, 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 "Kratz Subdivision", such approval being based on a map made by Heather Warren, dated December 15, 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 August 25, 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.

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

A public hearing was held for a one (1) lot subdivision. The Chair, Jerry Wickett read the legal notice into the minutes. They would like to create one (1) new building lot to construct a new house on the property. The new driveway has been constructed and has a 20' easement off of the original driveway. The Chair, Jerry Wickett, read the OCPB resolution dated August 25, 2021, #S-21-54 into the minutes. He then asked if anyone would like to speak in favor or opposition to the project and there were none.

Hearing no further questions Kathy Carroll 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
Mark Taylor -aye
Chris Christensen – aye
Kathy Carroll - aye
Scott Stearns – aye

Kathy Carroll then made a motion to approve the subdivision as presented with the applicant understanding that the proposed house on the newly created lot must be constructed in the Residential 1 zone and can not go into the Light Industrial zone. Chis Christianson also asked to modify the motion to include the original comments from the Onondaga County Planning Board resolution in 1994 and Kathy Carroll agreed to the modification. Ron Schneider 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by John and Beth Cusick, on a one (1) lot subdivision located at 2489 Masters Rd. in a Residential 1 and Light Industrial Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon September 9, 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 "Cusick Subdivision", such approval being based on a map made by Jeffrey Schultz dated July 9, 2021 and revised September 23, 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 August 25, 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.
9. The proposed house on the newly created lot must be constructed in the Residential 1 zone and can not go into the Light Industrial zone.
10. The 1994 commens/modifications from Onondaga County Planning are to be Included as part of this project

SITE PLAN REVIEW –

Frederick (Fritz) Estlinbaum, Lee Mulroy Rd – site plan

Fritz and Erin Estlinbaum, Scott McClurg and Rudy Zona from RZ Engineering were present to review the project. Joe Durand, TDK Engineering, had submitted a project review letter dated September 8, 2021. The Chair, Jerry Wickett, advised the applicant that the project will need to be reviewed by OCPB, however, due to the dates of both Boards, we will not have a response until our November meeting. The following was discussed:

- Scott McClurg will send over the signed Development Stormwater and Maintenance agreement for the Board and the Town Attorney to review.
- Per the Stormwater and Ground water maintenance agreement with the Town, the applicant agrees to maintain the property according to plan
- All Electric will be placed underground – the applicant agrees
- Lighting on the building to be down lighting and can not spill onto the neighboring property.
- Applicant will be doing erosion control and at the Code Officer's discretion may be able to commence with preliminary clearing and concrete pad.
- Joe Durand agreed with above as long as the applicant also has an approved erosion plan
- An area variance must also be approved and a public hearing held

The Chair, Jerry Wickett, asked the Board 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 November.

MINUTES -

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

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

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The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary

(Minutes were taken at the meeting by Kathy Carroll and Deputy Town Clerk, Sue Dennis. Karen Cotter prepared the minutes but was absent at the September meeting)