

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

January 3, 2022

Present: Chairperson Jerry Wickett, Chris Christensen Holly Tufenkjian, Scott Stearns, Ron Schneider, Mark Taylor, 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 January 3, 2022.

SUBDIVISION –

Patchwork Plus, Tom West, 2532 Cherry Valley Turnpike – 1 lot

Mr. West stated that their existing lot, that has the Patchwork Plus building located on it, has 6.93 acres. He would like to create a new lot that would have 3.13 acres leaving the residual property with 3.8 acres. The following was discussed:

- He has an approved driveway for the property – a letter from NYSDOT need to be submitted to make sure it meets current site distance
- A portion of the property was being used by OCDOT. They have finished the work and no longer using the property - they have seeded/graded/planted the area
- The flood plain behind the building needs to be placed on the map
- All drainage features need to be indicated on map –
 - How is drainage and new flow going to be handled on new and old lot currently it is all just one lot
 - Updated compliance on what has been done
 - New calculation would need to be done
 - What comes on/off newly proposed lot
 - Is water flowing to the rear of property
 - Is water going into wetlands

- The flow going down off of building lot – an amendment showing new details needs to be indicated
- NYSDOT filled in a portion of the proposed lot
- The new contours on both parcels need to be shown
- Chris Christensen is concerned with flow from proposed lot one (1) to proposed lot two (2)
- Are there wetlands on both lots – this needs to be shown on map
- Is anything located in flood plain
- Ok for sheet flow to go onto lot two (2) from lot one (1) or indicate how it will be stopped

Everything must meet 2022 standards not 2005 regulations when project was originally approved. Mr. West advised he has several people interested in the property. He was advised to check the zoning ordinance to make sure whatever is going onto the newly proposed lot is allowable.

DISCUSSION –

After a discussion the Planning Board made a decision to move the meeting time from 7:00 pm to 6:30 pm on the first Monday of every month. The Town Board has changed all of their meetings to 6:30pm and the ZBA felt it was important to be consistent with meeting times. Jerry Wickett made the motion to change the time to 6:30pm 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

MINUTES -

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

Jerry Wickett made a motion to adjourn the Planning Board meeting 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

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter, Secretary