

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

February 7, 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 February 7, 2022.

SUBDIVISION –

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

Mr. West submitted new maps as requested from the January meeting. He stated that the project consists of one (1) lot that has the Patchwork Plus building located on it, and 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 spoke to NYSDOT regarding the driveway location for the proposed new lot and he will receive a letter of approval advising of location
- He spoke to Mr. Brown in NYS mapping and was advised aerial survey for the flood zone has not been done since the 1970's
- There are no wetlands located on the property
- The Codes Officer, John Houser, advised that he had worked with NYS throughout their project and they complied with the codes dept.
- Mr. West own ¼ of any acre of land across the old railroad – this parcel is on a separate deed. This was not indicated on map.

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

This project will be sent to a public hearing and OCPB for review.

Michael Brown, 2420 Amidon Dr – 1 lot

The Surveyor, Doug Reith, was present to discuss the project. He advised the Mr. Brown has two (2) parcels and would like to combine them into one (1). These lots were created prior to 1986. There is a drainage easement shown on the original subdivision map and he has indicated this on the new map. Mr. Brown advised the PB that his lots were completely dry until approximately two (2) years ago. At that time the Town Highway Dept. came and cleaned up ditches and the road and since that time he has had major water issues on his lot. Mr. Brown was advised to contact the Highway Dept with his complaint. The Chair, Jerry Wickett, asked the Board to review SEQR. Kathy Carroll made a motion that based on information and supporting documentation the proposed action will not result in any significant adverse environmental impacts. 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

This project will be sent to a public hearing and OCPB for review.

Richard & JoAnne Myles, 3255 & 3257 Rose Hill Rd – 1 lot

Mr. Miles explained that he has two (2) existing lots and wants to create one (1) lot. He would like to construct a 50' X 50' accessory building for personal storage and needs the properties combined to allow for the location of the proposed building. The building is over 75% larger than his principal structure so an area variance along with a special permit is required. Hearing no questions regarding the subdivision The Chair, Jerry Wickett, asked the Board to review SEQR. Kathy Carroll made a motion that based on information and supporting documentation the proposed action will not result in any significant adverse environmental impacts. 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

This project will be sent to a public hearing and OCPB for review.

DISCUSSION –

Chris Christensen advised the PB that he had spoken to the property owner of the lot next to the golf course on West Seneca Turnpike and advised that the lot was created without benefit of subdivision. He suggested that the owner of the property review the minutes to see what was discussed regarding that lot and the surrounding parcels.

MINUTES -

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

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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 Chris Christensen 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