

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

**March 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 March 7, 2022.

### **PUBLIC HEARING - SUBDIVISION –**

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

A public hearing was held for one lot subdivision at 2532 Cherry Valley Turnpike. The chair, Jerry Wickett, read the legal notice into the minutes. Mr. West 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. There was additional discussion regarding the parcel of property that is located on the other side of the railroad track. Chris Christiansen asked where this piece of property came from and advised that as the owner, this property should be shown on the submitted subdivision map. Mr. Christiansen advised Mr. West that he needs to review his deeds and if necessary, submit corrected deeds. There is no issue in approving the subdivision application as long as the deeds and survey have been reviewed and new corrected maps submitted. Mr. Christiansen advised he would be happy to meet with Mr. West tomorrow to go over any questions he may have regarding this parcel. Mr. Christiansen also stated he would be happy to speak to attorney, Mary Daley regarding this project if Mr. West requests. Jerry Wickett stated we cannot accept maps that are not accurate and we need to find an answer as to where this parcel belongs. Jerry Wickett read into the minutes the Onondaga County Planning review #S – 22 – 9 dated February 10, 2022.

He then asked if anyone would like to speak in favor or in opposition to the project and there were none. Hearing no further questions from the board Scott Stearns made a motion to close the public hearing and Holly Tuffenkjian 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

Kathy Carroll made a motion to approve the subdivision application as a public hearing was held there was no one present in opposition to the project; and new corrected maps and deeds, indicating the additional parcel, needs to be submitted to the Chairperson for signature. Chris Christiansen second and the motion passed with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Thomas West, on a one (1) lot subdivision located at 2532 Cherry Valley Turnpike in a Residential 1 Zone and Highway Overlay zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon March 7, 2022, commencing at 6:30 PM, 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 "West Subdivision", such approval being based on a map made Paul Olszewski dated January 28, 2022.

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 February 10, 2022.
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. Corrected final maps and new and/or corrected deeds need to be submitted to the Planning Board prior to filing them.

**Michael Brown, 2420 Amidon Dr – 1 lot**

A public hearing was held for a one lot subdivision located at 2420 Amidon Dr. He is combining two (2) existing lots into one (1). The chairperson, Jerry Wickett, read the legal notice into the minutes. Mr. Brown explained that his lot with the existing house does not have enough room to allow for a garage or an addition onto the existing house. Chris Christiansen stated that at some point there was an easement on the property when the original subdivision was created. This was done for drainage purposes however at some point it was lost on the maps. The surveyor, Doug Reith, stated that he could not find where the easement was filed with the town. The neighbor has since changed the easement and truncated it down the southern side of the property and Mr. Brown will eventually need to deal with those drainage issues. Mr. Brown advised that he realizes that he will need to manage the drainage on this property and is willing to work with the town on this issue. Jerry Wickett read the Onondaga County planning agency review number S – 22 – 10 dated February 10, 2022 into the minutes. He then asked if anyone present would like to speak in favor or in opposition to the project and there were none. Hearing no further questions from the board, Scott Stearns made a motion to close the public hearing and Ron Schneider second. 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

Kathy Carroll then made a motion to approve the subdivision application as a public hearing was held there was no opposition to the project.

Ron Schneider seconded and the motion passed with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Michael Brown, on a one (1) lot subdivision located 2420 Amidon Dr. in a Residential 1 Zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon March 7, 2022, commencing at 6:30 PM, 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 “Brown Subdivision”, such approval being based on a map made Doug Reith, CNY land surveying, dated January 22, 2022.

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 February 10, 2022.
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.

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

A public hearing was held for a one lot subdivision at 3255 & 3257 Rose Hill Rd combining two (2) existing lots into one (1). The chairperson, Jerry Wickett, read the legal notice into the minutes. Mr. Miles explained that he has two (2) existing lots and wants to create one (1) lot. Eventually, 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. Mr. Myles advised that his septic system is on the parcel with the existing house. The septic tank is along the garage and lines go out the backyard and will not be close to the second lot. The chair, Jerry Wickett, read the Onondaga County planning agency review #S – 22 – 8, dated February 10, 2022 into the minutes. He then asked if anyone would like to speak in favor and/or in opposition to the project and there were none. Hearing no further questions from the board Scott Stearns 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  
Scott Stearns - aye  
Mark Taylor -aye  
Chris Christensen – aye

Kathy Carroll made the motion to approve the subdivision as presented as a public hearing was held and there was no one present in opposition; the applicant owns both parcels and this will make one larger lot. 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Richard and Joanne Myles, for a one (1) lot subdivision located 3255 and 3257 Rose Hill Rd. in an Agricultural Zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon March 7, 2022, commencing at 6:30 PM, 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 "Myles Subdivision", such approval being based on a map made Jeffrey Schultz dated January 18, 2022.

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 February 10, 2022.
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.



**MINUTES -**

Jerry Wickett advised that they would wait until the April meeting to review the February minutes.

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

Susan Dennis attended the March 7, 2022 meeting and took notes. The minutes were prepared from those notes by Karen Cotter (who did not attend the meeting).