

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

**April 4 2022**

**Present:** Chairperson Jerry Wickett, Chris Christensen Holly Tufenkjian,  
Scott Stearns, Ron Schneider  
**Absent:** Mark Taylor, Kathy Carroll  
**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 22 East Main St. Marcellus, New York, on April 4, 2022.

**SUBDIVISION –**

**Joyce Potucek, 3832/3818/3774, South St., Road – two (2) lots**  
**Brian Ackles, 3774 South St., Road. – One (1) lot**

Doug Reith, surveyor, was present to discuss the project. Mr. Reith explained that the lot located at 3774 South St., Road has approximately 20 acres. They are removing acreage and attaching property to 3832 South St., Road and also to property located at 3774 S. Street Rd. The residual lot at 3818 South St., Road has an existing house and barns located on it. This project is just moving property lines. Each lot has individual septic and water. Chris \*Christensen asked to have the book and page number located on the final map for lot (2) two. Hearing no questions from the Board, the Chair, Jerry Wickett, asked the board to review SEQR. Scott Stearns made a motion based on information and analysis above and all supporting documentation the proposed action will not result in any significant adverse environmental impacts. Ron Schneider second and the motion carried with the following vote:

Jerry Wickett - aye

Ron Schneider – aye

Holly Tuffenkjian - aye

Scott Stearns - aye

Chris Christensen – aye

This project will be sent to a public hearing and Onondaga County planning Board for review.

There was a brief discussion regarding monuments between Chris \**Christensen* and the surveyor, Doug Reith. Mr. *Christensen* asked if any monuments would be required and Mr. Reith advised that he did not think they were necessary and that most surveyors are now using GPS versus installing monuments. Chris \**Christensen* advised that this should be discussed further and thought that was a good idea.

**Benjamin Smith, 3049 Cherry Valley Turnpike – one (1) lot**  
**James Masters, 3121 Meth Hollow Rd. – one (1) lot**

Doug Reith, surveyor, was present to discuss the project. Mr. Reith explained Mr. Smith has a 20-acre lot that he would like to subdivide with 16 acres being subdivided and attached to Mr. Masters 145-acre farm. The remaining 4 acres will continue to be owned by Mr. Smith. A new description of both properties will be completed and submitted to our office. Chris \**Christensen* advised access to both of these lots needs to be indicated and shown on the final map. Hearing no questions from the Board, the Chair, Jerry Wickett, asked the board to review SEQR. Scott Stearns made a motion based on information and analysis above and all supporting documentation the proposed action will not result in any significant adverse environmental impacts. Ron Schneider second and the motion carried with the following vote:

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

This project will be sent to a public hearing and Onondaga County planning Board for review.

## **SITE PLAN MODIFICATION –**

### **Moon Dance, Courtney Horrigan, 2512 Cherry Valley Turnpike**

Ms. Horrigan advised they would like to modify their existing plan to include outside bands every Saturday until 9 PM, May through October, At this time their site plan allows for year-round indoor bands and outdoor bands are only allowed four times a year in the summer when they host two (2) clambake's and two (2) barbecues. The following was discussed:

- Last year they were hosting bands and were cited by the codes Ofc. They did not realize it was not allowed according to their site plan as they had just recently purchased the business. They stopped immediately upon being cited.
- Similar events were being held at nearby properties however; one is not located in Marcellus and the other has also been cited and is not allowed.
- They would like to host the bands underneath a gazebo and have a shed outside where they will sell alcohol. They do have an outdoor license to sell alcohol.
- They would have port- a -bathroom on-site at those times
- They have permission from the business across the street for overflow parking at Rummage Heaven. The Board advised this was not allowed as they could not park on a different business's property and it would be very dangerous to have patrons cross Route 20.
- In the past there has been issues with noise– this was earlier when the business was just beginning. The codes Ofc., John Houser, advised we have not had any complaints recently.
- They were advised they are not in compliance with drainage or parking. There was discussion regarding a second entrance/driveway off of route 174. They were advised they would need state approval for that
- Chris \**Christensen* asked if they had had outdoor events such as the clambake's and they have not. He suggested trying the four approved outdoor events with bands and see if we get any complaints. He reminded the board this is located in residential one zone and is a grandfathered business.

- They have horseshoes and volleyball in the summer
- A berm was created however it was not constructed according to plan. Ms. Horrigan advised she will review the final site plan and complete what is necessary
- There is concern on how to be proactive and minimize noise on-site as well as handle parking and the possible need for overflow parking. No one is in favor of parking across the street and crossing Route 20.
- Chris *Christensen* also suggested they speak to the neighbors regarding the possibility of additional bands and see if they have any issues or complaints

Ms. Horrigan again reiterated she will do whatever is necessary to be in compliance of the existing site plan and would like the Board to be open to new ideas so the business can grow. She will take the Board's suggestions into consideration and follow up with the them on any possible future changes.

### **DISCUSSION -**

#### **Valley Inn, Courtney Horrigan/Kayla Evans, 2574 Cherry Valley Turnpike**

They advised they have a purchase agreement on the Valley Inn. Their plan is to start with serving breakfast then add lunch and possibly dinner. They would like to tear the existing building down and rebuild locating the building further back from Route 20 meeting the hundred-foot setback requirement. The following was discussed:

- the existing leach field is on the neighboring house property and they are discussing a proposed easement
- this is an allowed use at this location
- they are contacting the health department to discuss if new leach fields and septic are necessary
- they may need a possible area variance on the width of the existing lot
- they would like to park out front of the building and have no issue with providing screening for the front
- the property is located in *\*an Agricultural* zone as well as the Highway Overlay Zone – it is also in the Critical Environmental Zone. They need to make sure that nothing goes into Nine Mile Creek or the floodway

- several easements may be required for this property for both driveway access as well as for septic
- a new narrative with more details of their business plan needs to be submitted as well as a completed site plan map, drainage plan and application. The Board feels it improves the existing conditions however there are some limitations that need to be addressed and dealt with.

Ms. Horrigan advised they will move forward from this discussion and submit the proper paperwork for this project.

**MINUTES –**

Jerry Wickett made a made a motion to waive the reading of the February and March 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  
Chris Christensen – aye

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  
Chris Christensen – aye

The meeting was adjourned at 9:00 PM  
Jerry Wickett requested a confidential meeting with council.

Respectfully submitted,  
Karen Cotter  
Secretary

