

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

November 7, 2022

Present: Chairperson Jerry Wickett, Holly Tufenkjian, Ron Schneider, Mark Taylor, Kathy Carroll, Scott Stearns
Absent: Chris Christensen
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 October 3, 2022.

DISCUSSION –

Campell Subdivision (David Crysler Slate Hill Rd – driveway location)

Mr. Crysler stated that he didn't understand why a new driveway (created during subdivision) should be allowed onto property that he owns and does not want the new property owner to use that access point. He stated that he has brought in fill and gravel, put in a culvert and made the access better at his own expense. This is a future road right of way that was created through subdivision. Jerry Wickett explained the following:

- This was originally a very large amount of property
- Mr. Campell came before the Planning Board in 1989 and requested six (6) new lots with individual access points. At the time, Onondaga County had a 2010 plan that limited access points to lots. The Planning Board advised that in order to get this many lots he needed to adjust his access points and create a future road right of way to be used by two (2) of the proposed lots.
- Mr. Campell didn't agree with the what the Planning Board advised him and modified the subdivision from six (6) lots to three (3) lots. This plan was approved.
- In 1992 Mr. Campbell came back before the Planning Board with his grandson (David Crysler) and stated he wanted to create the original three (3) lots and agreed to the future road right of way and shared driveways. The additional three (3) lots were approved.

- The lot located at 2902 Slate Hill Rd, that must use the future road ROW has been sold and the new owner wants to construct a house and a driveway. (They have no issue with the location.)

Mr. Wickett stated this what was agreed upon and approved. If the original applicant didn't agree to these changes than he would never have received approval for the three (3) additional lots. Mr. Crysler asked who maintains the access. Town Attorney, James Gascon, stated there should have been a maintenance agreement completed between Mr. Campbell and the original people he sold the property to but this was never done. That is not a Planning Board issue but will need to be worked out between the new owner and Mr. Crysler.

Tim's Pumpkin Patch, Tim and Erica Leubner, Rose Hill Rd.

A letter, from Steven Bolewski, dated October 31, 2022, was submitted to the Planning Board advising of his additional concerns. Jerry Wickett asked Codes Officer, John Houser, what had been done from the Codes Office. Mr. Houser advised that they had issued a cease-and-desist order which was ignored. This has been sent to the Court and will go before the judge. There are photos of parking being located on another lot and Town Attorney, James Gascon stated that he is aware of this issue and will discuss with the Codes Officer.

MINUTES –

Jerry Wickett made a made a motion to waive the reading of the September minutes and accept as distributed. Ron Schneider seconded and the motion carried with the following vote:

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

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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 – absent
Mark Taylor – aye

The meeting was adjourned 8:00PM

Respectfully submitted,

Karen Cotter
Secretary