

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

December 5, 2022

Present: Chairperson Jerry Wickett, Holly Tufenkjian, Ron Schneider, Mark Taylor, Kathy Carroll, Scott Stearns, Chris Christensen

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 22 East Main St. Marcellus, New York, on December 5, 2022.

Due to the New Year's Day holiday, Jerry Wickett made a motion to change the January meeting to Thursday, January 5, 2023. 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
Mark Taylor – aye
Kathy Carroll – aye

Chris Parker, 2877 Pleasant Valley Rd. – 1 lot subdivision
Josh & Amanda LaDuke, 2869 Pleasant Valley Rd. – 1 lot

Mr. Parker advised that this subdivision is basically moving a lot lines. Mr. Parker is giving a small piece of property to be attached to the rear of the LaDuke lot and Mr. LaDuke is giving a small piece of property along the west side of his lot to Mr. Parker. Mr. Parker has an existing side and rear yard area variance for a garage. This change does not affect the variance. Hearing no questions from the Board, the Chair, Jerry Wickett, asked the Board to review SEQR. Answer #11 was changed from no to yes on both projects.

Kathy Carroll made a motion based on the information presented and supporting documentation for 2877 Pleasant Valley Rd. the proposed action will not result in any significant adverse environmental impact. 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 – aye
Mark Taylor – aye
Kathy Carroll – aye

Kathy Carroll made a motion based on the information presented and supporting documentation for 2869 Pleasant Valley Rd. the proposed action will not result in any significant adverse environmental impact. 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 – aye
Mark Taylor – aye
Kathy Carroll – aye

The subdivision will be sent to a public hearing for the January meeting.

Jeffrey Unger, 2590 & 2592 Pleasant Valley Rd – 1 lot subdivision

Mr. Unger advised the Board that he owns both properties and would like to combine them. Chris Christensen had a discussion as to whether these lots are actual separate lots or if they are just one (1) lot. One of the maps that was submitted, completed by Ron Linderman, indicated there were three (3) separate parcels. Mr. Christensen questioned when this lot existed prior to 1986 and we don't have the correct documentation to answer the question.

The following was also discussed:

- Behind an existing pad is a building that would not meet the side yard setback requirements
- There is an incorrect tax map number on the submitted map
- They need to indicate that there are two (2) lots on the map
- One of the lot's has incorrect owner name listed – also book and page should be indicated
- A new lot line description will need to be indicated
- His existing site plan includes the front lot only – he will need to come in and modify his site plan with changes
- The culvert collects water from both properties – it doesn't go into disappearing loke
- There was discussion regarding whether the easement is still in effect or if it has been removed – Mr. Unger will speak to his surveyor, but he believes it has been removed
- The Village of Marcellus has been using a piece of that property

Hearing no further questions, the Chair, Jerry Wickett, asked the Board to review SEQR. Question two (2) was changed from yes to no.

Kathy Carroll Kathy Carroll made a motion based on the information presented and supporting documentation for 2590 and 2592 Pleasant Valley Rd. the proposed action will not result in any significant adverse environmental impact. 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 – aye
Mark Taylor – aye
Kathy Carroll – aye

The subdivision will be sent to a public hearing for the January meeting.

William Veit, 2719 Otisco Valley Rd. – 1 lot subdivision

Mr. Veit explained that he has owned this property for several years and would like to construct a small 3 bedroom 2 ½ bath home on the property. There is an existing drainage ditch that has been poorly maintained that flows across several lots. The following was discussed:

- The survey must indicate the contour lines – should be on both the subdivision map as well as the survey map so there is continuity
- Lot one (1) and lot two (2) needs to be indicated on the map
- Who owns the property that is indicated by dotted lines along the left and right side of the map – is it Suburban Water Company?
- The driveway location that is indicated on the map must meet site distance. We were advised that the surveyor (Ianuzzi) is working on this.
- When they place the driveway, they need to show the waterline – at this time the shut off valve is indicated as being in the driveway location
- Underground electric lines must be shown
- The setback for the shed needs to be indicated off the property line
- The existing well is abandoned – it has been there since before the current owners purchased the property
- The septic is being replaced – they need to indicate where the unused plastic tank is located
- The flood plain number should be indicated
- An escrow account will need to be set up to cover all the Town Engineering costs for this project. We will contact TDK and advise what the fees are projected to be for their review

Hearing no further questions, the Chair, Jerry Wickett, asked the Board to review SEQR. Question 16 was changed from no to yes.

Kathy Carroll Kathy Carroll made a motion based on the information presented and supporting documentation for 2719 Otisco Valley Rd. the proposed action will not result in any significant adverse environmental impact.

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 – aye
Mark Taylor – aye
Kathy Carroll – aye

The secretary, Karen Cotter will advise Mr. Veit of the escrow amount required and the applicant will make the required changes on the maps for the Board to review at the next meeting.

DISCUSSION –

Chris Christensen advised he spoke to Scott McClurg regarding the Estlinbaum project on Lee Mulroy Rd. – he is concerned because the elevations didn't meet driveway and the drawings are incorrect

They also discussed the open issues with the drawings for the Book Warehouse located on Lee Mulroy Rd.

Rudy Zona's office have not completed or submitted what we required.

Mr. Christensen also advised he met with the perspective buyer of the property near the golf course on West Seneca Turnpike. He discussed the required subdivision and how the lot was created without benefit of subdivision.

MINUTES –

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

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