

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

January 5, 2023

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 January 5, 2022.

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

A public hearing was held for a one (1) lot subdivision for 2977 Pleasant Valley Rd. and a one (1) lot subdivision for 2869 Pleasant Valley Rd. The secretary, Karen Cotter, read the legal notice into the minutes and advised mailing receipts are on file. Mr. Parker advised that this subdivision is moving 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 rear yard area variance for a garage and the subdivision will negate the reason for the variance as the building will now meet all setback requirements. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project. Josh LaDuke, 2877 Pleasant Valley Rd. stated he is in favor of the Parker subdivision. Hearing no questions from the Board, Kathy Carroll made a motion to close both of the public hearings and Ron Schneider seconded.

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.

Kathy Carroll made a motion to approve the one (1) lot subdivision as presented as a public hearing was held and one (1) person was in favor and no opposition; the subdivision will negate the necessity of a rear yard variance that was previously approved; and it improves the property. 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Chris Parker, on a one (1) lot subdivision located at 2877 Pleasant Valley Rd. in a Residential 1 Zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon January 5, 2023, 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 "Parker-LaDuke", such approval being based on a map made by Douglas Lehr, Lehr Land Surveyor, dated October 19, 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. Successful septic/water supply plan approved by the Onondaga County Health Department.
3. Further subdivisions are prohibited for five (5) years and should be noted on the final map.
4. 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.
5. 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.
6. No building permits are to be issued until all contingencies are met.

Josh & Amanda LaDuke, 2869 Pleasant Valley Rd.

Kathy Carroll made a motion to approve the one (1) lot subdivision as presented as a public hearing was held and there was no one present in opposition to the project; and it improves the property. Chris Christensen 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Josh LaDuke, on a one (1) lot subdivision located at 2869 Pleasant Valley Rd. in a Residential 1 Zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon January 5, 2023, 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 "Parker-LaDuke", such approval being based on a map made by Douglas Lehr, Lehr Land Surveyor, dated October 19, 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. Successful septic/water supply plan approved by the Onondaga County Health Department.
3. Further subdivisions are prohibited for five (5) years and should be noted on the final map.
4. 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.
5. 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.
6. No building permits are to be issued until all contingencies are met.

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

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised mailing receipts are on file. Mr. Unger advised the Board that he owns both properties and would like to combine them. The issue as to whether these properties were on one (1) or separate deeds has been rectified and the parcels are on two (2) separate deeds. Chris Christensen asked why the property was purchased in 2009 but no deed was filed until recently and Mr. Unger advised that was how the past owner wanted the sale handled. The book and page for parcel two (2) needs to be placed on the final map as well as the information for the Village property. The only change to the combined lots will be the dumpster moving to where the existing paved area, located in the rear parcel.

Mr. Unger will submit a revised site plan showing the change. He was advised that if there are any other changes to the combined parcels he will need to come before the Planning Board with a revised site plan and he agreed to that stipulation. Mr. Miller (past owner) will be removing the items he owns on parcel two (2). The Chair, Jerry Wickett asked if anyone would like to speak in favor or in opposition to the project and there were none. Kathy Carroll 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
Chris Christensen – aye
Mark Taylor – aye
Kathy Carroll – aye

Chris Christensen made a motion to approve the one (1) lot subdivision as the two (2) parcels are now owned by the applicant; the maps will be corrected with book and page information as requested; Mr. Unger will submit a revised site plan showing the new location of the dumpster and agrees to come before the Planning Board with any site plan modifications. 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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Jeffrey Unger, on a one (1) lot subdivision located at 2590 and 2592 Pleasant Valley Rd. in a Residential 1 Zone;

WHEREAS, the Planning Board duly called and held a public hearing thereon January 5, 2023, 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 "Pleasant Freedom", such approval being based on a map made by James Lighton, J.R.L. Land Surveyor, dated November 07, 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. Successful septic/water supply plan approved by the Onondaga County Health Department.
3. Further subdivisions are prohibited for five (5) years and should be noted on the final map.
4. 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.

5. 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.
6. No building permits are to be issued until all contingencies are met.
7. A revised site plan, indicating the change of location for the dumpster must Be submitted to our office.

DISCUSSION:

RE: William Viet project

Chris Christensen will contact TDK Engineering regarding clarification of some items discussed in their January 4, 2023, review.

MINUTES –

Jerry Wickett made a made a motion to waive the reading of the December 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
Mark Taylor – aye
Kathy Carroll – aye

-pg9-PB
January 5, 2023

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
Mark Taylor – aye

The meeting was adjourned 8:00PM

Respectfully submitted,

Karen Cotter
Secretary